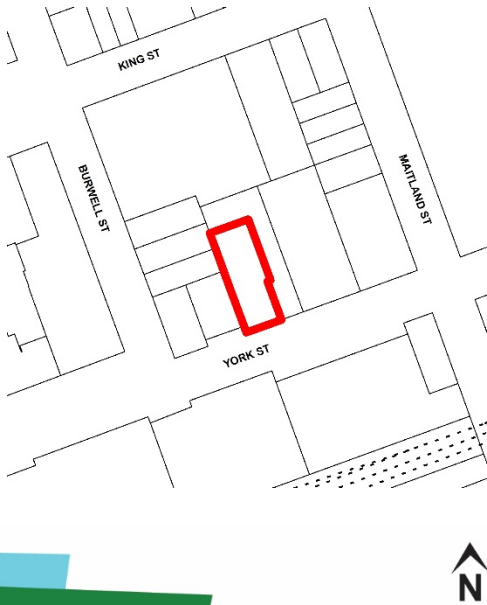




# REVISED - PUBLIC MEETING NOTICE

## Zoning By-Law Amendment

### 446 York Street



**File: Z-8971**

**Applicant: Middlesex-London Heath Unit**

#### What is Proposed?

Zoning amendment to allow:

- Allow office uses, a clinic in association with an office use, and medical/dental offices as permitted uses.
- The requested uses are intended for a Supervised Consumption Facility.

## YOU ARE INVITED!

Further to the Notice of Application you received on October 31, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, December 10, 2018, no earlier than 5:15 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Michelle Knieriem  
mknieriem@london.ca  
519-661-CITY (2489) ext. 4549  
City Planning, City of London,  
206 Dundas St., London ON N6A 1G7  
File: Z-8971

**[london.ca/planapps](http://london.ca/planapps)**

Please note, the Ward 13 Councillor will change as of December 1<sup>st</sup>, 2018. Please contact the Councillors Office at 519-661-5095 for the new Ward 13 Councillor, Arielle Kayabaga's contact information.

To speak to your Ward Councillor:

Councillor Park  
tpark@london.ca  
519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.**

Date of Notice: November 28, 2018

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning from a Restricted Service Commercial (RSC2/RSC4) Zone to a Restricted Service Commercial/Restricted Service Commercial Special Provision (RSC2/RSC4(\_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

This notice has also been revised to modify the requested additional permitted uses from clinics, to office uses, clinics in association with an office use, and medical/dental offices. This revised notice also identifies that Municipal Council may also consider modifications to the requested special provisions, including the addition of office and medical/dental office as permitted uses, the requirement for clinics to be accessory to an office use, parking reductions, and minimum size requirements for intake and waiting areas for consumption booths and minimum post consumption area. The addition of a holding provision may also be considered.

### Current Zoning

**Zone:** Restricted Service Commercial (RSC2/RSC4) Zone

**Permitted Uses:** animal clinics; automobile rental establishments; automobile repair garages; automobile sales and service establishments; automobile supply stores; automotive uses, restricted; catalogue stores; duplicating shops; home and auto supply stores; home improvement and furnishing stores; kennels; repair and rental establishments; service and repair establishments; studios; taxi establishments; self-storage establishments; bulk beverage stores; dry cleaning and laundry depots; liquor, beer, and wine stores; pharmacies; bulk sales establishments; bake shops; convenience service establishments; convenience stores; day care centres; duplicating shops; financial institutions; florist shops; personal service establishments; restaurants; video rental establishments; brewing on premises establishment; self-storage establishments

**Special Provision(s):** none

**Height:** 12 metres

### Requested Zoning

**Zone:** Restricted Service Commercial/Restricted Service Commercial Special Provision(RSC2/RSC4(\_)) Zone

**Permitted Uses:** offices, clinics in association with an office use, and medical/dental offices in addition to the other uses already permitted on the subject site (note: the requested uses are intended for a supervised consumption facility)

**Special Provision(s):** allow office uses, a clinic in association with an office use, and medical/dental offices as permitted uses

**Height:** 12 metres

This notice has also been revised to modify the requested additional permitted uses from clinics, to office uses, clinics in association with an office use, and medical/dental offices. This revised notice also identifies that Municipal Council may also consider modifications to the requested special provisions, including the addition of office and medical/dental office as permitted uses, the requirement for clinics to be accessory to an office use, parking reductions, and minimum size requirements for intake and waiting areas for consumption booths and minimum post consumption area. The addition of a holding provision may also be considered.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Office/Residential in the Official Plan, which permits a variety of office and residential uses as the main uses. Clinics are a secondary permitted use.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential uses. Municipal Council adopted Official Plan Amendment 679, permitting Supervised Consumption Facilities in all place types and providing criteria for their location.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning

applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

## See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

## Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## What Are Your Legal Rights?

### Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

### Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

**Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

