

# **London Advisory Committee on Heritage**

## **Report**

The 2nd Meeting of the London Advisory Committee on Heritage  
January 9, 2019  
Committee Rooms #1 and #2

Attendance                      PRESENT: D. Dudek (Chair), S. Adamsson, J. Cushing, H. Elmslie, H. Garrett, J. Manness, K. Waud and M. Whalley and J. Bunn (Secretary)

ABSENT: D. Brock, S. Gibson and T. Jenkins

ALSO PRESENT: R. Armistead, J. Dent, K. Gonyou and K. Gowan

The meeting was called to order at 5:30 PM.

### **1. Call to Order**

#### **1.1 Disclosures of Pecuniary Interest**

That it BE NOTED that H. Garrett disclosed a pecuniary interest in clauses 6.1 and 6.3 of this report, having to do with a Notice of Planning Application for Official Plan and Zoning By-law Amendments for the properties located at 462-472 Springbank Drive and a Heritage Impact Statement for the property located at 100 Kellogg Lane, by indicating that her employer is the agent on the files.

### **2. Scheduled Items**

None.

### **3. Consent**

#### **3.1 1st Report of the London Advisory Committee on Heritage**

That it BE NOTED that the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 12, 2018, was received.

#### **3.2 Municipal Council Resolution - 11th Report of the London Advisory Committee on Heritage**

That it BE NOTED that the Municipal Council resolution, from its meeting held on December 18, 2018, with respect to the 11th Report of the London Advisory Committee on Heritage, was received.

#### **3.3 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 470 Colborne Street**

That it BE NOTED that the Public Meeting Notice, dated December 19, 2018, from B. Debbert, Senior Planner, with respect to Official Plan and Zoning By-law Amendments for the property located at 470 Colborne Street, was received.

#### **3.4 Masonville Transit Village Secondary Plan Terms of Reference**

That it BE NOTED that the staff report dated January 7, 2019, from J.M. Fleming, Managing Director, Planning and City Planner, with respect to

the Masonville Transit Village Secondary Plan Terms of Reference, was received.

3.5 Notice of Planning Application - Draft Plan of Subdivision and Zoning By-law Amendments - 3087 White Oak Road

That it BE NOTED that the Notice of Planning Application, dated December 20, 2018, from S. Wise, Senior Planner, with respect to a Draft Plan of Subdivision and Zoning By-law Amendments for the property located at 3087 White Oak Road, was received.

**4. Sub-Committees and Working Groups**

None.

**5. Items for Discussion**

5.1 Priority Levels on the Register (Inventory of Heritage Resources)

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the priority levels on the Register (Inventory of Heritage Resources), BE REMOVED; it being noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.2 Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou and K. Gowan, Heritage Planners, with respect to various updates and events, was received.

**6. Deferred Matters/Additional Business**

6.1 (ADDED) Notice of Planning Application - Official Plan and Zoning By-law Amendments - 462-472 Springbank Drive

That the following actions be taken with respect to the Notice of Planning Application, dated January 4, 2019, from M. Corby, Senior Planner, with respect to Official Plan and Zoning By-law Amendments for the properties located at 462-472 Springbank Drive:

- a) M. Corby, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research, assessment and conclusions of the Heritage Impact Statement, appended to the above-noted Notice; and,
- b) the Stewardship Sub-Committee BE DIRECTED to compile a list of potential Cultural Heritage Landscapes and report back to a future meeting of the LACH.

6.2 (ADDED) Proposal to Install a Plaque in Labatt Memorial Park

That the communication dated December 31, 2018, from S. Harding, London Majors Alumni Committee, with respect to a proposal to install a plaque in Labatt Memorial Park to commemorate the 1948 London Majors BE REFERRED to the Education Sub-Committee for further research; it being noted that a verbal delegation from S. Harding and B. Boughner, was received.

6.3 (ADDED) Heritage Impact Statement - 100 Kellogg Lane

That H. McNeely, Manager, Development Services (Site Plan), BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research, assessment and conclusions of the Heritage Impact Statement, dated January 7, 2019, from Zelinka Priamo Ltd., with respect to the property located at 100 Kellogg Lane; it being noted that the LACH strongly encourages designating the building under the Ontario Heritage Act.

6.4 (ADDED) Victoria Park Secondary Plan

That it BE NOTED that the attached items from M. Knieriem, Planner II, with respect to the Victoria Park Secondary Plan, were received:

- Notice of Community Information Meeting; and,
- Notice of Planning Application, dated January 9, 2019.

6.5 (ADDED) Public Meeting Notice - Zoning By-law Amendment - Portion of 146 Exeter Road

That it BE NOTED that the attached Public Meeting Notice, from N. Pasato, Senior Planner, with respect to a Zoning By-law Amendment for the property located on a portion of 146 Exeter Road (frontage on Wharncliffe Road), was received.

**7. Adjournment**

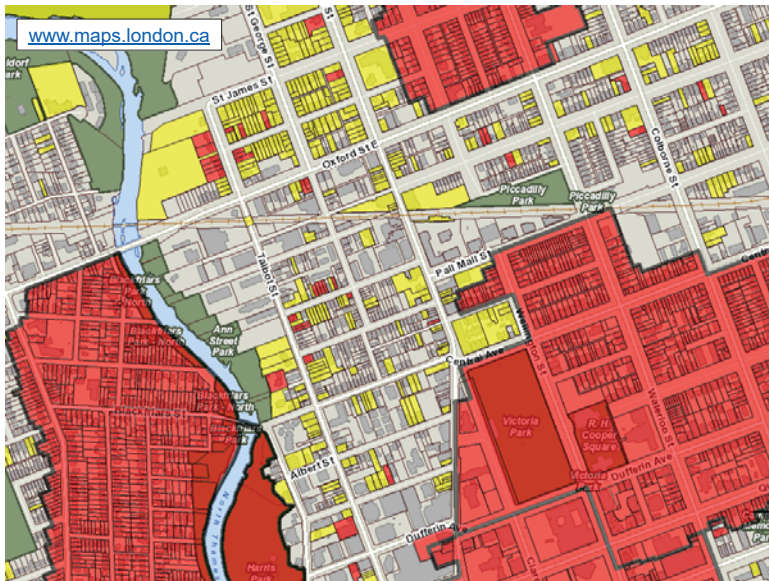
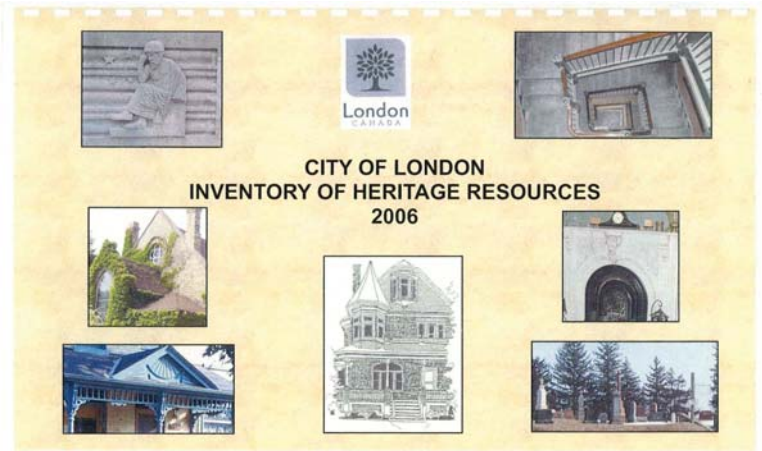
The meeting adjourned at 6:48 PM.



## Priority Levels on the Register (Inventory of Heritage Resources)

London Advisory Committee on Heritage  
Wednesday January 9, 2019

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



## Register

- *Inventory of Heritage Resources*, Register of Cultural Heritage Resources
- Adopted pursuant to Section 27, *Ontario Heritage Act*
- Includes:
  - Heritage Designated Properties
    - Individually designated (Part IV)
    - Heritage Conservation District (Part V)
  - Heritage Listed Properties



## Ontario Heritage Act

### Register

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. 2005, c. 6, s. 15.

### Contents of register

(1.1) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

- (a) a legal description of the property;
- (b) the name and address of the owner; and
- (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2005, c. 6, s. 15.

### Same

(1.2) In addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2005, c. 6, s. 15.

### Consultation

(1.3) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (1.2) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2005, c. 6, s. 15.



## Why include non-designated properties on the Register?

- Recognize properties of cultural heritage value or interest in the community
- Demonstrate a municipal council's commitment to conserve cultural heritage resources
- Enhances knowledge and understanding of the community's cultural heritage
- Provides a database of properties of cultural heritage value or interest for planners, property owners, developers, tourism industry, educators, general public
- Should be consulted by municipal decision makers when reviewing development proposals or permit applications
- Provides interim protection from demolition (60-day delay)





## Issues with Priorities on the Register

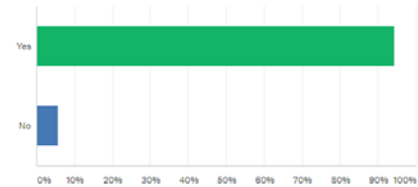
- Absence of evaluation criteria for the application of priority levels/inconsistent use of priority levels
- Assigned priority level does not change review process when a demolition request is received
- Confusion created from priority levels and ranking in an HCD
- Bias towards architecture or physical criteria at potential expense of other criteria
- Perceptions that only Priority 1 resources are worth conserving



## Survey of Other Municipalities

Does your Municipality maintain a Register pursuant to Section 27 of the Ontario Heritage Act?

Answered: 18 Skipped: 0



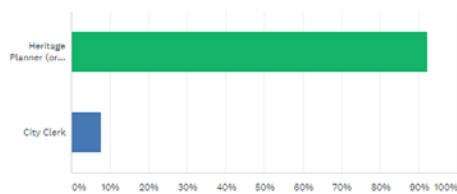
ANSWER CHOICES	RESPONSES
Yes	94.44% 17
No	5.56% 1
Total Respondents: 18	



## Survey of Other Municipalities

Who in your Municipality maintains the Register?

Answered: 13 Skipped: 5



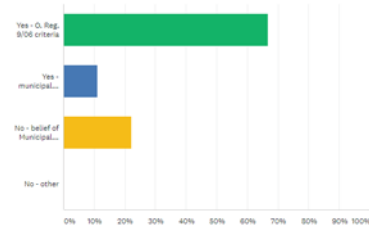
ANSWER CHOICES	RESPONSES
Heritage Planner (or equivalent)	92.31% 12
City Clerk	7.69% 1
TOTAL	13



## Survey of Other Municipalities

Does your Municipality have evaluation criteria for inclusion of a listed (non-designated) property on the Register?

Answered: 18 Skipped: 0



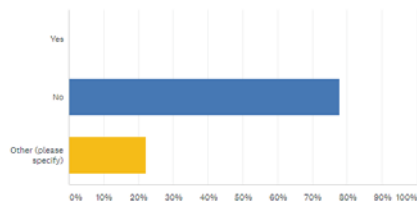
ANSWER CHOICES	RESPONSES
Yes - O. Reg. 9/06 criteria	66.67% 12
Yes - municipal criteria other than O. Reg. 9/06 (please note below)	11.11% 2
No - belief of Municipal Council per Section 27, Ontario Heritage Act	22.22% 4
No - other	0.00% 0
TOTAL	18



## Survey of Other Municipalities

Does your Municipality prioritize, rank, or score properties included on the Register? Note: this does not equate to a working list of what property to designate first, second, etc.

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	77.78% 14
Other (please specify)	22.22% 4
TOTAL	18



## Process

- All properties included on the Register are believed to have some cultural heritage value
- Processes to further consideration of cultural heritage value
  - *The London Plan* policies
  - Council Policy Manual (demolition requests)
- O. Reg. 9/06 – Criteria for Determining Cultural Heritage Value or Interest
- Required consultation with the LACH to add/remove a property from the Register



## Updating the Register

- ✓ Include all listed and designated properties
- ✓ Record all by-law numbers
- ✓ Remove demolished properties
- ✓ Record Ratings (Part V properties)
- ✓ Identify properties with interior heritage attributes (Part IV properties)
- ✓ Identify properties with blue plaques (Part IV properties)
- ✓ Ensure properties are mapped on City Map



## Recommendation

“That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the priority levels on the Register (Inventory of Heritage Resources) BE REMOVED.”

## Heritage Planners' Report to LACH: January 9, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a. 145 Wortley Road (Wortley Village/ Old South HCD); Façade alteration
  - b. 508 Waterloo Street (West Woodfield HCD); Window replacement
  - c. 604 Waterloo Street (West Woodfield HCD); window replacement, gable recladding
2. Cultural Heritage Evaluation Reports (CHER) for Rapid Transit
  - a. Next Stewardship Sub-Committee meeting: Wednesday January 30, 2019 at 6:30pm
    - i. Richmond 5 Group CHER (before Christmas )
    - ii. Wellington 35 Group CHER (January 17, 2019)
    - iii. Highbury Avenue Overpass Bridge CHER (January 23, 2019)
    - iv. University Drive Bridge CHER (January 23, 2019)
    - v. Clark's Bridge (Wellington Street/Road) CHER (January 23, 2019)
3. Community Information Meeting: Victoria Park Precinct Secondary Plan – Thursday January 24, 2019 at 6:30pm-8:30pm at London Central Secondary School Cafeteria (509 Waterloo Street)

## Upcoming Heritage Events

- Behind the Ropes Tour – Eldon House– January 12, 2019 - \$20. For more information: <https://eldonhouse.ca/events/>
- Stone Homes Seminar at St. Mary's Museum – Thursday February 14, 2019 at 7:00pm. \$12. Register at [museum@town.st.marys.on.ca](mailto:museum@town.st.marys.on.ca) or 519-284-3556
- **Heritage Week – February 18- 24, 2019**
- London Heritage Fair 2019 –“Oldies but Goodies” – Saturday February 16, 2019. For more information <https://www.londonheritage.ca/heritagefair/>
- Drum Making Workshop – The Museum of Ontario Archaeology – Saturday February 16, 2019 & Saturday March 2, 2019. For more information <http://archaeologymuseum.ca/visit-us/events/>
- 12<sup>th</sup> Annual London Heritage Awards – Save the Date – Thursday February 21, 2019 at the Delta Armouries
- St. Mary's Heritage Fair – February 22, 2019 from 7:00-9:00pm at the Pyramid Recreation Centre. Register at [museum@town.st.marys.on.ca](mailto:museum@town.st.marys.on.ca) or 519-284-3556
- Middlesex Centre Archives' Heritage Week Fair – Saturday February 23, 2019 from 10am-4pm, Delaware Community Centre (2652 Gideon Drive, Delaware)



London  
CANADA

# City of London City Planning COMMUNITY INFORMATION MEETING

M. Knieriem

Tel: 519-661-CITY (2489) ext. 4549 | Fax: 519-661-5397

Email: [mknieriem@london.ca](mailto:mknieriem@london.ca) | Website: [www.london.ca](http://www.london.ca)

## WHAT

This is the second meeting to inform a new secondary plan to guide the future development of the properties surrounding Victoria Park. Your participation in this event and comments will help the consultant and City Staff prepare the secondary plan.

## WHERE

**London Central Secondary School  
Cafeteria**  
**Located at: 509 Waterloo Street**

## WHEN

**Thursday January 24, 2019**  
**From: 6:30 p.m. to 8:30 p.m.**

## WHO

Everyone, including residents, businesses, property owners and anyone interested in contributing, your opinion is needed.

## HOW TO GIVE COMMENTS

Please call in, mail, email or fax your comments to the City of London City Planning, 206 Dundas Street, London, ON, N6A 1G7, Attn: Michelle Knieriem (phone: 519-661-2489 x4549; email: [mknieriem@london.ca](mailto:mknieriem@london.ca))



**PLEASE NOTE:** This meeting is a community meeting which the City's City Planning at times convenes when in the opinion of the Managing Director, Planning and City Planner, the community should have a further opportunity to obtain information regarding a planning application. There will be a future public participation meeting required under the Planning Act, held at the Planning and Environment Committee, which will give you an opportunity to comment to Municipal Council on the planning application.

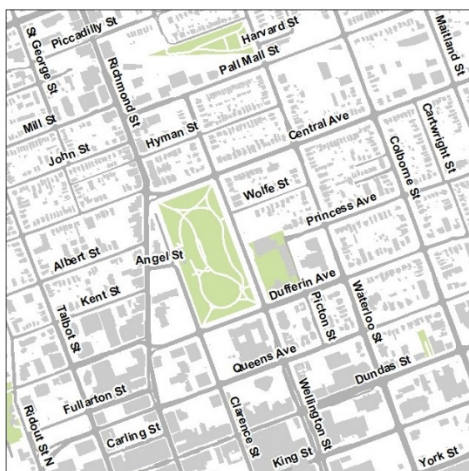
Personal information collected at this meeting is collected under the authority of the Planning Act, R.S.O. 1990 and may be used for the purpose of informing you of future information meetings and Statutory Public meetings relating to this matter.



# NOTICE OF PLANNING APPLICATION

## Official Plan Amendment

## Victoria Park Secondary Plan



**File: O-8978**

**Applicant: The Corporation of the City of London**

### What is Proposed?

Official Plan amendment to allow:

- A Secondary Plan to be added to the 1989 Official Plan and The London Plan to guide any future Zoning By-law Amendment applications for the lands surrounding Victoria Park
- The Secondary Plan will consider such matters as building heights, setbacks, land use, public realm connections, and any other matters that arise through the study process

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 7, 2018**

Michelle Knieriem

[mknieriem@london.ca](mailto:mknieriem@london.ca)

519-661-CITY (2489) ext. 4549

City Planning, City of London, 206 Dundas St., London ON N6A 1G7

File: O-8978

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

You may also discuss any concerns you have with your Ward Councillor:

Councillor Arielle Kayabaga

[akayabaga@london.ca](mailto:akayabaga@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: January 9, 2019

# Application Details

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

## Requested Amendment to the Current Official Plan

To add a Secondary Plan to Chapter 20 of the 1989 Official Plan to apply to the properties surrounding Victoria Park to provide specific policies to guide any future development of these properties. Policies will be developed to address such matters as building heights, setbacks, land use, public realm connections, and any other matters that arise through the learnings of the study process.

## Requested Amendment to The London Plan (New Official Plan)

To add a Secondary Plan to The London Plan to apply to the properties surrounding Victoria Park to provide specific policies to guide any future development of these properties. Policies will be developed to address such matters as building heights, setbacks, land use, public realm connections, and any other matters that arise through the learnings of the study process.

## Planning Policies

These lands are currently designated in the 1989 Official Plan as Downtown Area, Office Area, Multi-Family, Medium Density Residential, Low Density Residential, and Community Facility in the Official Plan, which permit a variety of residential, office, retail, service, recreational, entertainment, institutional and cultural facilities as the main uses.

The subject lands are in the Downtown, Neighbourhood, and Rapid Transit Corridor Place Types in *The London Plan*, permitting a range of residential, retail, service, office, cultural, recreational, hospitality, entertainment, and institutional uses.

# How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation 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*. The 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](http://london.ca/planapps) page at [london.ca](http://london.ca).

## See More Information

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

- visiting City Planning 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](http://london.ca/planapps).

## Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include City Planning staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

## Attend a Community Information Meeting

On Thursday January 24, 2019 City of London Staff will be hosting a community information meeting to present their proposal and obtain input from interested members of the public. Details of the meeting are enclosed with this package. This meeting is being held on a date in advance of the future Public Participation Meeting described below. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Local Planning Appeal Tribunal.

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this 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 official plan 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the person or public body as a party.

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.

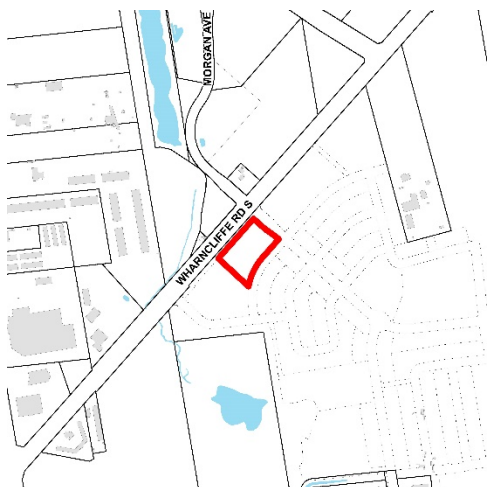
***Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.***



# PUBLIC MEETING NOTICE

## Zoning By-Law Amendment

### Portion of 146 Exeter Road (frontage on Wharncliffe Road)



**File: Z-8969**

**Applicant: Sifton Properties Limited**

#### What is Proposed?

Zoning By-law amendment to allow:

- A three-storey long term care facility with a maximum height of 17 metres
- Up to 163 beds (45 units per hectare)
- Consideration for reduced front and exterior side yards, and reduced rear and interior side yards.

## YOU ARE INVITED!

Further to the Notice of Application you received on October 22, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, January 21, 2019, no earlier than 4:00 p.m.

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

For more information contact:

Nancy Pasato  
npasato@london.ca  
519-661-CITY (2489) ext. 4586  
Development Services, City of London, 300  
Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9  
File: Z-8969

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

To speak to your Ward Councillor:

Elizabeth Peloza  
epeloza@london.ca  
519-661-CITY (2489) ext. 4012

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: January 4, 2019

# 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 Holding Residential R5 Special Provision/Residential R6 Special Provision (h h-100 h-198 R5-4(22)/R6-5(50)) Zone to a Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 Special Provision (R5-4(22)/R6-5(50))/R7( )•D45•H17) 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).

### Current Zoning

**Zone:** Holding Residential R5 Special Provision/Residential R6 Special Provision (h h-100 h-198 R5-4(22)/R6-5(50))

**Permitted Uses:** medium density cluster housing uses such as single detached, semi-detached, duplex, triplex, apartment buildings, townhouses and stacked townhouses, at a maximum height of 12.0 metres,

**Special Provision(s):** a minimum density of 30 units per hectare and maximum density of 75 units per hectare

**Residential Density:** 30 units per hectare and maximum density of 75 units per hectare

**Height:** 12 metres (39.4 feet)

### Requested Zoning

**Zone:** Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 Special Provision (R5-4(22)/R6-5(50))/R7( )•D45•H17)

**Permitted Uses:** in addition to the already permitted uses (above) - senior citizen apartment buildings; handicapped persons apartment buildings; nursing homes; retirement lodges; continuum-of-care facilities; emergency care establishments

**Special Provision(s):** a reduced front and exterior side yard depth of 4.5 metres (14.8 feet) and a reduced interior side and rear yard depth of 4.5 metres (14.8 feet)

**Residential Density:** 45 units per hectare (beds are determined at a rate of 3 beds per unit)

**Height:** 17 metres (3 storeys)

The City may also consider special provisions on minimum and maximum densities and height, and the use of holding provisions for site design, orientation and services.

This property is also the subject of an application for draft plan of subdivision (39T-15501).

## Planning Policies

Any change to the Zoning By-law must conform to the in-effect policies of the City's Official Plan(s).

The subject lands are in the in the 'Neighbourhoods' Place Type in The London Plan, permitting a range of residential uses, including low-rise apartments and emergency care establishments; and designated as Multi-Family, Medium Density Residential in the in the 1989 Official Plan, which permits multiple-attached dwellings; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes, and homes for the aged as the main uses.

## 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 public meeting notice 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](http://london.ca/planapps) page at [london.ca](http://london.ca).

### See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> floor, 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](http://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/>.

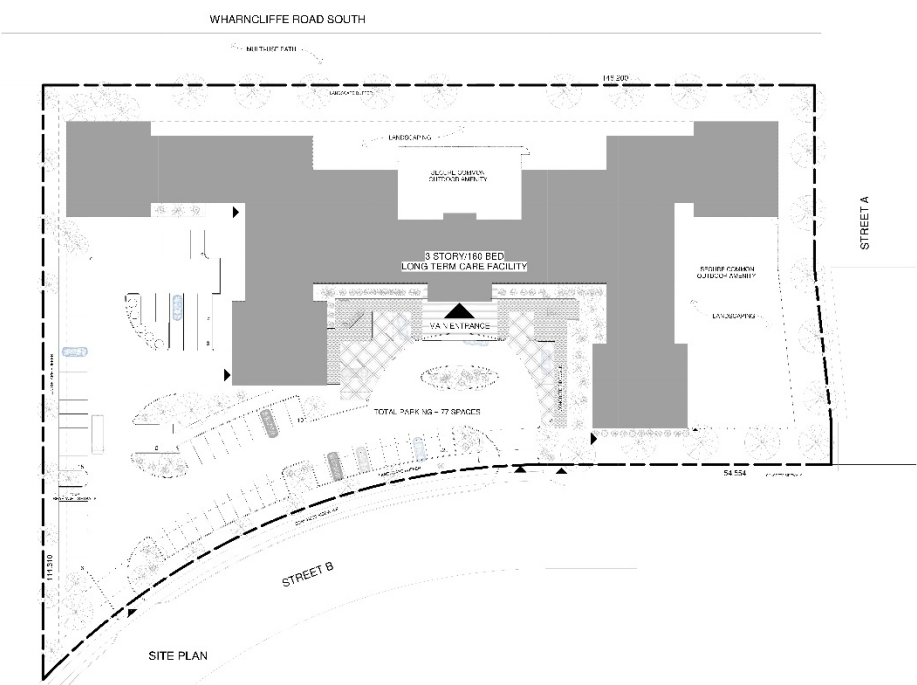
### **Notice of Collection of Personal Information**

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.**



# Site Concept



*Proposed Site Plan for Three Storey Long Term Care Facility*

The above image represents the applicant’s proposal as submitted and may change.

## Building Renderings



SOUTH ELEVATION (SHIRAZ ROAD)



NORTH ELEVATION (WHARNCLIFFE ROAD)

*Northwest Elevation (Wharncliffe Road) and Southeast Elevation (Future Street)*

# Building Renderings



*Rendering – Entrance (along future street)*



*Rendering – Entrance along Street B (future street)*

The above images represent the applicant’s proposal as submitted and may change.