

то:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: THE CITY OF LONDON NEAR CAMPUS NEIGHBOURHOODS PLANNING AMENDMENTS NOTICE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD MEETING ON MONDAY, NOVEMBER 26, 2012

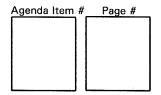
RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, in response to the letters of appeal to the Ontario Municipal Board, dated August 21, 2012 and August 24, 2012 and submitted by Barry Card (on behalf of Arnon Kaplansky), Brian Toth, Jon Leahy (Escalade Property Corp), and Twee Brown (Adamas Group) relating to applications for amendments to the Official Plan and Zoning By-law No. Z.-1 which were passed by Municipal Council concerning lands generally bounded by Fanshawe Park Road/Thames River (North Branch)/Kilally Road to the north, Aldersbrook Road/Wonderland Road to the west, the Thames River (South Branch)/Dundas Street to the south, and Clark Road to the east as well as Citywide changes to various Zoning regulations, the Ontario Municipal Board **BE ADVISED** that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

- <u>December 2007 Report to Town and Gown Committee Town and Gown Initiatives.</u> This report identified efforts that have already been made in London by the University, Colleges, Student Councils, Neighbourhood Groups, London Police, London Fire, By-law Enforcement, and Planning and Development to address Town and Gown issues.
- <u>Neighbourhoods Surrounding our University and Colleges</u> This report to Planning Committee proposed 10 strategic initiatives designed to collectively achieve the common vision for the Near-Campus Neighbourhoods.
- November 2008 Report to Planning Committee Great Near-Campus Neighbourhoods

 Strategy Implementation Plan This report to Planning Committee re-branded the
 "Closing the Gap" initiative to "Great Near-Campus Neighbourhoods Strategy" and
 recommended that the proposed Plan to implement the Great Near-Campus
 Neighbourhoods Strategy be adopted.
- <u>Amendments</u> This report to Planning Committee –Near-Campus Neighbourhoods Planning <u>Amendments</u> – This report to Planning Committee recommended that the draft Official Plan and Zoning By-law amendments be circulated for public and agency review and that public meetings be held with local stakeholders to review the draft amendments. Based on the feedback, Planning Staff forwarded a report to Planning Committee for further consideration and approval.
- <u>June 2012 Report to Planning and Environment Committee –Near-Campus Neighbourhoods Planning Amendments</u> This report to the Planning and Environment Committee recommended that the proposed Official Plan and Zoning By-law amendments that were modified based on public feedback from the September 2009 circulation be adopted.



PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would advise the OMB that Municipal Council is in agreement with their previous decision on July 24, 2012 to approve the amendments to the Official Plan and Zoning By-law which provide clearer guidance for the development of lands in near-campus neighbourhoods located in proximity to the University of Western Ontario and Fanshawe College described above.

BACKGROUND

On March 3, 2008, Staff prepared and presented a report to Council related to land use impacts in the neighbourhoods in proximity to Western University and Fanshawe College. This report also presented a consolidated vision for near-campus neighbourhoods, based on the extensive feedback received through the research and consultation process, and identified 10 strategies for achieving the vision. Council asked that the report be circulated to various stakeholders and interested parties for review.

Following the circulation of the report, Staff from the Department of Planning and Development held public information sessions for students, neighbours, landlords, school administration, and others to present these 10 strategies and to solicit their feedback.

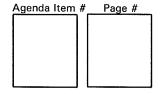
In November 2008, Staff reported back to Planning Committee to present the results of the public consultation sessions. As part of this report, Staff rebranded the *Closing the Gap* strategy to the *Great Near-Campus Neighbourhoods Strategy* and introduced an implementation plan which outlined "how" and "when" the 10 strategies will be implemented and by "whom". On November 17, 2008 Council adopted the 10 strategies outlined in the *Great Near-Campus Neighbourhoods Strategy* and accompanying Implementation Plan.

Upon adoption, Planning Staff began to draft Official Plan and Zoning By-law amendments consistent with several of the initiatives identified in the Implementation Plan adopted by Council. A draft set of Official Plan, Zoning By-law, and Site Plan By-law amendments were presented at a meeting of the Planning Committee on September 28, 2009 with a recommendation that the proposed amendments be circulated to:

- the Town and Gown Committee
- the London Housing Advisory Committee
- the Urban League of London
- the London Developers Institute
- · the London Home Builders Association, and
- the London Area Planning Consultants

In addition to the above recommendations, on October 5, 2009 Council also resolved that the draft near-campus neighbourhoods planning amendments be circulated to various stakeholders and interested parties for comments and feedback prior to presenting the proposed amendments to Council for adoption. As a result of the recommendation to circulate the proposed policies, Planning Staff held several more information sessions and presented to various community associations to provide information and solicit feedback.

Public consultation sessions were held at King's College, Fanshawe College, and Council Chambers in November 2009 and another public information session in Council Chambers in March 2010. Planning Staff also attended local community association meetings upon request and presented at a meeting of the London Property Management Association (LPMA) in May 2010 to provide information and solicit feedback. The proposed amendments were also circulated to internal and external agencies for comment. Staff modified the final recommendations and proposed amendments based on input received during the public



consultation sessions and presented these to recommendations to the Planning and Environment Committee.

During the statutory public participation meeting on June 18, 2012, the Planning and Environment Committee (PEC) heard concerns from the London Development Institute and London Home Builders Association related to the potential for negative impacts on new residential development in areas outside of the Near-Campus Neighbourhoods as a result of the proposed reduction in the maximum height from 10.5 metres to 9.0 metres in areas zoned Residential R1, R2, and R3. Therefore, Council approved the recommended amendments with the exception of the Zoning By-law regulations pertaining to a reduction in building heights.

On August 21, 2012 and August 24, 2012 appeals were submitted by Barry Card (on behalf of Arnon Kaplansky), Brian Toth, Jon Leahy (Escalade Property Corp), and Twee Brown (Adamas Group).

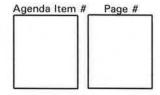
Copies of the appeal letters and the reasons for the appeals are attached as appendices "A", "B", "C", "D", "E", "F, "G", and "H" to this report. A date for the Ontario Municipal Board hearing has not yet been scheduled. Planning Staff have reviewed the appeal letters and see no reason for Council to alter its decision relating to this matter.

PREPARED BY:	SUBMITTED BY:
	·
MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, PLANNING REVIEW	JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN
RECOMMENDED BY:	·
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CI	TY PLANNER

November 21, 2012

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APPENDIX "A"

Barry R. Card

2012-D11-02

Certified Specialist - Mu

568 RIDGEWOOD CRESCENT LONDON, ONTARIO N6J 3J2 TELEPHONE (519) 433-5117 • FACSIMILE (519) 963-0285

Internet Address: cardlaw@rogers.com

August 21, 2012

DELIVERED

Catharine Saunders, City Clerk Corporation of the City of London City Hall, 3rd Floor 300 Dufferin Avenue London, Ontario N6B 1Z2

Dear Ms. Saunders:

Notices of Appeal Official Plan Amendment No. 535 and Zoning By-law Z.-1-122125

Near-Campus Neighbourhoods Area

Arnon Kaplansky

City Clerk Subject Notice

AUG 2 1 2012

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I am the solicitor for Arnon Kaplansky and enclose the following:

- 1. Appeal of OPA No. 535 (Appellant Form) and certified cheque in the sum of \$125.00;
- 2. Appeal of Zoning By-law No. Z.-1-122125 (Appellant Form) and certified cheque in the sum of \$125.00.

If anything further is required to permit the City to forward these appeals to the Board, please let me know.

Yours very truly,

Barry R. Card

BRC:jmh Encls.

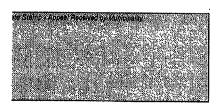
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APPENDIX "A"



Environment and Land Tribunais Ontario Ontario Municipal Board 656 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248 FAX: (416) 328-6370

www.elto.gov.on.ca



APPELLANT FORM (A1) PLANNING ACT

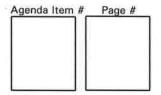
SUBMIT COMPLETED

TO MUNICIPALITY/APPROVAL AUTHORITY



Part 1: Appeal Type (Please check only one box) TYPE OF APPEAL SUBJECT OF APPEAL Minor Variance 45(12) Appeal a decision 53(19) Consent/Severance Appeal conditions imposed Appeal changed conditions 53(27) Falled to make a decision on the application within 90 days 53(14) 34(19) X Appeal the passing of a Zoning By-law Application for an amendment to the Zoning By-law - failed to make a decision on the application within 120 days Zoning By-law or Zoning By-law Amendment 34(11) Application for an amendment to the Zoning By-law – refused by the Appeal the passing of an interim Control By-law Interim Control By-law 38(4) Appeal a decision 17(24) or 17(36) Failed to make a decision on the plan within 180 days 17(40) Official Plan or Official Plan Amendment Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days 22(7) Application for an amendment to the Official Plan - refused by the Appeal a decision 51(39) Plan of Subdivision Appeal conditions imposed 51(43) or 51(48) Failed to make a decision on the application within 180 days 51(34)

Part 2: Location Information	
186-188 Huron Street & 2 Audrey Street: 86 Cartwright Street: 754 Maitland Street	
A1 Revised April 2010	Page 2 of 6



APPENDIX "A"

Address and/or Legal Description of property subject to the appeal: Municipality/Upper tier: City of London Part 3: Appellant Information First Name: Last Name: Arnon Kaplansky on behalf of KAP Holdings Inc., Kapland Construction Inc. and Kapland Inc., c/o Barry R. Card, Barrister and Solicitor

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation) Professional Title (if applicable): E-mail Address: _ By providing an e-mail address you agree to receive communications from the OMB by e-mail. Daytime Telephone #: _ Alternate Telephone #: Mailing Address: <u>568 Ridgewood Crescent</u> Street Address Apt/Suite/Unit# Ontario Province N6J 3J2 Postal Code Country (if not Canada) He Signature of Appellant: Date: August ?1, 2012 (Signature not required if the appeal is submitted by a law office.)

Barry R. Card

Please note: You must notify the Ontario Municipal Board of any change of address or telephone number in writing. Please quote your OMB Reference Number(s) after they have been assigned. Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public. Part 4: Representative Information (if applicable) I hereby authorize the named company and/or individual(s) to represent me: First Name: Last Name: Company Name: E-mail Address: ___ By providing an e-mail address you agree to receive communications from the OMB by e-mail. Daytime Telephone #: _ Alternate Telephone #: Fax#:_ Malling Address:

Street Address Apt/Sulte/Unit# City/Town Province Country (If not Canada) Postal Code Signature of Appellant: Date: Please note: If you are representing the appellant and are NOT a solicitor, please confirm that you have written authorization, as required by the Board's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below. A1 Revised April 2010 Page 3 of 6

Agenda Item	#	Page #

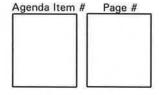
APPENDIX "A"

i certify that I have written authorization from the appellant to act as a representation at its produce this authorization at	sentative wit any time.	h respect to th	nis appeal or	n his or her
Part 5: Language and Accessibility				
Please choose preferred language: X English French				
We are committed to providing services as set out in the Accessibility for any accessibility needs, please contact our Accessibility Coordinator as s	Ontarians oon as pos	with Disebili ssible.	iles Act, 20	05. If you have
Part 6: Appeal Specific Information				
Provide specific information about what you are appealing. For Number(s), Official Plan Number(s) or Subdivision Number(s):	or example	e: Municipal	File Num	nber(s), By-law
(Please print)				
Zoning By-law No. Z1-122125, City of London re Near-Campus Neighborn Municipal File No. OZ-7683	ourhoods A	vea.		
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 Outline the nature of your appeal and the reasons for your appeal. B (for example: the specific provisions, sections and/or policies of the your appeal - If applicable). **If more space is required, please continuous. 	Official Pl	lan or By-lav	v which are	e the subject of
(Please print)				
The Appellant appeals the passing of Zoning By-law Z1-12212 Street & 2 Audrey Street, 86 Cartwright Street and 754 Maitland The Zoning By-law Amendment constitutes an unjustified impedit The PPS aims to encourage intensification and cost-effective de The proposed ZBA is not consistent with these Provincial policies.	Street. ment to me velopment	ritorious inte	nsification.	
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a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: (If application submitted before January 1, 2007 please use the O1 'pre	-Bill 51' foi	rm.)		
b) Provide a brief explanatory note regarding the proposal, which include category, the purpose of the desired zoning by-law change, and a desired more space is required, please continue in Part 9 or attach a separation	cription of	ing zoning c the lands un	ategory, de der appeal	esired zoning :
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Part 7: Related Matters (if known)				
Are there other appeals not yet filed with the Municipality?	YES X	ON 2		
Are there other planning matters related to this appeal? (For example: A consent application connected to a variance application)	YES X	. NO		
If yes, please provide OMB Reference Number(s) and/or Municipal File N	lumber(s) i	n the box be	low:	
(Please print)				
A1 Revised April 2010				Page 4 of 6

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APPENDIX "A"

A concurrent appeal is being filed by the Appellant against the adoption of London, Municipal File No. OZ-7663, with respect to the Near-Campus N	f Official eighbou	Plan A	mendm Area.	ent No. 5	35, of t	he City of
Part 8: Scheduling Information						
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Describe expert witness(es)' area of expertise (For example: land use planer	nner, ar	chitect,	engine	er, etc.):		
Do you believe this matter would benefit from mediation? (Mediation is generally scheduled only when all parties agree to participate)	YES		NO	х		M1//
Do you believe this matter would benefit from a prehearing conference? (Prehearing conferences are generally not scheduled for variances or consents)	YES	x	NO			
If yes, why?ikely to be multiple parties and issues			1			
Part 9: Other Applicable Information **Attach a separate page if mo			mirad			······································
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• Do not send cash.						
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APPENDIX "B"

Barry R. Card

2012-1011-02

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568 RIDGEWOOD CRESCENT LONDON, ONTARIO NGI 312 TELEPHONE (519) 433-5117 • FACSIMILE (519) 963-0285

Internet Address: cardlaw@rogers.com

August 21, 2012

DELIVERED

Catharine Saunders, City Clerk Corporation of the City of London City Hall, 3rd Floor 300 Dufferin Avenue London, Ontario N6B 1Z2

Dear Ms. Saunders:

Notices of Appeal

Official Plan Amendment No. 535 and Zoning By-law Z.-1-122125

Near-Campus Neighbourhoods Area

Arnon Kaplansky

City Clerk Subject Notice

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I am the solicitor for Arnon Kaplansky and enclose the following:

- 1. Appeal of OPA No. 535 (Appellant Form) and certified cheque in the sum of \$125.00;
- 2. Appeal of Zoning By-law No. Z.-1-122125 (Appellant Form) and certified cheque in the sum of \$125.00.

If anything further is required to permit the City to forward these appeals to the Board, please let me know.

Yours very truly,

Barry R. Card

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APPENDIX "B"



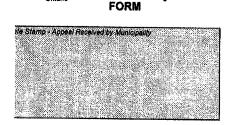
Environment and Land Tribunals Ontario **Ontario Municipal Board**655 Bay Street, Suite 1500 Toronto, Ontario M6G 1E5 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248 FAX: (416) 326-5370

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APPELLANT FORM (A1) PLANNING ACT

SUBMIT COMPLETED

MUNICIPALITY/APPROVAL AUTHORITY



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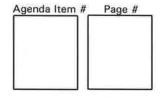
Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	Appeal a decision	45(12)
Consent/Severance	Appeal a decision Appeal conditions imposed	53(19)
	Appeal changed conditions	53(27)
	Failed to make a decision on the application within 90 days	53(14)
	Appeal the passing of a Zoning By-law	34(19)
Zoning By-law or	Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
Zoning By-law Amendment	Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	Appeal the passing of an Interim Control By-law	38(4)
	X Appeal a decision	17(24) or 17(36)
	Failed to make a decision on the plan within 180 days	17(40)
Official Plan or Official Plan Amendment	Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
	Application for an amendment to the Official Plan – refused by the municipality	
	Appeal a decision	51(39)
Plan of Subdivision	☐ Appeal conditions imposed	51(43) or 51(48)
	Falled to make a decision on the application within 180 days	51(34)

Part 2: Location Information

<u>186-188 Huron Street & 2 Audrey Street; 86 Cartwright Street; 754 Maitland Street</u>
Address and/or Legal Description of property subject to the appeal:
A1 Revised April 2010

Page 2 of 6



APPENDIX "B"

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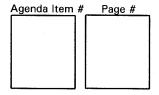
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Page 3 of 8

Agenda Item #	Page #

APPENDIX "B"

I certify that I have written authorization from the appellant to act as a representation and I understand that I may be asked to produce this authorization at a	entative	with resp	ect to th	iis appeal d	on his or her	
Part 5: Language and Accessibility						
Please choose preferred language: X English						
We are committed to providing services as set out in the Accessibility for any accessibility needs, please contact our Accessibility Coordinator as so				ies Act, 2	005. If you	have
Part 6: Appeal Specific Information						
 Provide specific information about what you are appealing. For Number(s), Official Plan Number(s) or Subdivision Number(s): 	exam	ple: Mu	unicipal	File Nu	mber(s), E	By-law
(Please print)			,	*******		,
Official Plan Amendment No. 535, City of London re Near-Campus Neighl Municipal File No. OZ-7663	bourhoo	ods Area	3 .			,
·						
 Outline the nature of your appeal and the reasons for your appeal. Be (for example: the specific provisions, sections and/or policies of the your appeal - if applicable). **If more space is required, please continuous. 	Official	Plan of	r Bv-lav	v which a	re the subi	
(Please print) 1. The Appellant appeals the adoption of OPA 535 as it applies to it	o propo	rtion at	106 100	Uiron C	troot 0 2 A	alvas .
Street, 86 Cartwright Street and 754 Maitland Street. The Official Plan Amendment constitutes an unjustified impedime The PPS aims to encourage intensification and cost-effective deventher proposed OPA is not consistent with these Provincial policies	nt to me	eritoriou	s intens	ification.		
	~~~	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	·····			
THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS (SECTION 34(11) OF THE PLANNING ACT.	F ZON	NING B	Y-LAW	AMEND	MENTS U	NDER
a) DATE APPLICATION SUBMITTED TO MUNICIPALITY:  (If application submitted <u>before</u> January 1, 2007 please use the O1 'pre-	·Bill 51'	form.)				
b) Provide a brief explanatory note regarding the proposal, which include category, the purpose of the desired zoning by-law change, and a desired zoning by-law change, and a desired more space is required, please continue in Part 9 or attach a separation.	cription	of the la	oning ca ands un	ategory, d der appea	esired zon II:	ing
Part 7: Related Matters (if known)						
,		7.5				
Are there other appeals not yet filed with the Municipality?  Are there other planning matters related to this appeal?	YES	X X	NO NO			
(For example: A consent application connected to a variance application)	169	Λ.	NO			
If yes, please provide OMB Reference Number(s) and/or Municipal File N	umber(	s) in the	box be	low:		
(Please print)						
A1 Revised April 2010					Page	4 of 6



# APPENDIX "B"

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A concurrent appeal is being filed by the Appellant against the passing of London, Municipal File No. OZ-7663, with respect to the Near-Campus N	Zoning i eighbour	by-law hoods	No. Z1 Area.	122125, of the	City of
Part 8: Scheduling Information					
_					
How many days do you estimate are needed for hearing this appeal?   4 days   1 week   More than 1 week – please specified.	•		•	X 2 days	3 days
How many expert witnesses and other witnesses do you expect to have a				evidence/tooti	
1	ic use siec	army pr		eviderice/testi	mony r
Describe expert witness(es)' area of expertise (For example: land use planner land use planner	nner, ard	chitect,	engine	er, etc.):	
Do you believe this matter would benefit from mediation? (Mediation is generally scheduled only when all parties agree to participate)	YES		NO	X	
Do you believe this matter would benefit from a prehearing conference? (Prehearing conferences are generally not scheduled for variances or consents)	YES	X	NO		
If yes, why? likely to be multiple parties and issues					
Part 9: Other Applicable Information **Attach a separate page if mo	e space	is req	uired.		
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A1 Revised April 2010

Page 5 of 6

Agenda Item #	Page #

# APPENDIX "C"



Environment and Land Tribunals Ontario Ontario Municipal Board 856 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5 TEL: (416) 212-6349 or Toll Free: 1-888-448-2248 FAX: (416) 328-5370 www.elto.gov.on.ca

APPELLANT FORM (A1)
PLANNING ACT

SUBMIT COMPLETED FORM
TO MUNICIPALITY/APPROVAL AUTHORITY

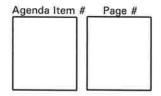
AUG 2 4 2012

Receipt Number (	OMB Office Us	Only)	

#### Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)		
Minor Variance	Appeal a decision	45(12)		
	Appeal a decision			
Consent/Severance	Appeal conditions imposed	53(19)		
	Appeal changed conditions	53(27)		
	Falled to make a decision on the application within 90 days	53(14)		
	Appeal the passing of a Zoning By-law	34(19)		
Zoning By-law or	Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)		
Zoning By-law Amendment	Application for an amendment to the Zoning By-law – refused by the municipality			
Interim Control By-law	Appeal the passing of an Interim Control By-law	38(4)		
	.X Appeal a decision	17(24) or 17(36)		
	Failed to make a decision on the plan within 180 days	17(40)		
Official Plan or Official Plan Amendment	Application for an amendment to the Official Plan - failed to make a decision on the application within 180 days	22(7)		
	Application for an amendment to the Official Plan – refused by the municipality			
	Appeal a decision	51(39)		
Plan of Subdivision	Appeal conditions imposed	51(43) or 51(48)		
	Failed to make a decision on the application within 180 days	51(34)		

Part 2: Location Informatio	n			
C17	y WIB	E		
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Municipality/Upper tier:	CITY	OF	LONDON	
A1 Revised April 2010				Page 2 of 5



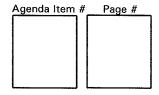
# APPENDIX "C"

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Company Nam	e or Association Name (Association	n must be incorporated – include copy of	f letter of incorporation)
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Agenda Item #_	Page #

## APPENDIX "C"

Part 5: Language and Accessibility  Please choose preferred language: English French
We are committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible.
Part 6: Appeal Specific Information
<ol> <li>Provide specific information about what you are appealing. For example: Municipal File Number(s), By-law Number(s), Official Plan Number(s) or Subdivision Number(s):</li> </ol>
(Please print) RE: OPA N 535 & ZONING BYLAN NO. Z-1-122125
2. Outline the nature of your appeal and the reasons for your appeal. Be specific and provide land-use planning reasons (for example: the specific provisions, sections and/or policies of the Official Plan or By-law which are the subject of your appeal - if applicable). **If more space is required, please continue in Part 9 or attach a separate page.
(Please print) NOT IN AGREEMENT WITH RESULTION OF BEDROOMS FOR RESIDENTIAL USES WITHIN SPECIFIC AREAS OF THE CITY. THIS IS NOT CONSISTANT WITH POLICIES OF P.PS WITH RESPECT TO RESIDENTIAL INTENSIFICATION & OTHER SUCH MATTERS AS LEGAL COUNCIL MAY ADVISE.
THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS OF ZONING BY-LAW AMENDMENTS UNDER SECTION 34(11) OF THE PLANNING ACT.
a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: FRIDAY AUGUST 34 TH 2017 (If application submitted before January 1, 2007 please use the O1 pre-Bill 51' form.)
<ul> <li>b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal:</li> <li>**If more space is required, please continue in Part 9 or attach a separate page.</li> </ul>
Part 7: Related Matters (if known)
Are there other appeals not yet filed with the Municipality?
Are there other planning matters related to this appeal?  (For example: A consent application connected to a variance application)
If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) in the box below:
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# APPENDIX "C"

Part 8: Scheduling Information					
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to you believe this matter would benefit from a prehearing conference? Prehearing conferences are generally not scheduled for variances or consents)	YES	Γ-	МО		
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A1 Revised April 2010

Page 5 of 5

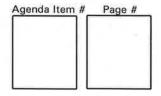
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# APPENDIX "D"

Environment and Land Tribunals Ontario Ontario Municipal Board 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5 TEL: (418) 212-6349 or Toil Free: 1-868-448-2248 r(FAX: (418) 328-5320,	APPELLANT FORM (A1) PLANNING ACT
Singert www.elio.gov.on.ca	SUBMIT COMPLETED FORM
Data Stemp . Appeal Received by Municipality	TO MUNICIPALITY/APPROVAL AUTHORITY
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SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	Appeal a decision	45(12)
	Appeal a decision	53(19)
Consent/Severance	Appeal conditions imposed	30(10)
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Part 2: Location Information	)			
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Address and/or Legal Descript	ion of property subj	ect to the a	ppeal:	
Municipality/Upper tier:	CITY	OF	honon	
A1 Revised April 2010				Page 2 of 5



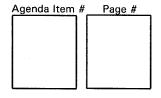
# APPENDIX "D"

First Name:	BRIAN	Last Name: 707	H
Company Name	e or Association Name (Association	n must be incorporated – include copy of to	etter of incorporation)
rofessional Tit	le (if applicable):		
-mail Address			
	By providing an e-mail add	ress you agree to receive communications from th	e OMB by e-mail.
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Buarana or whi	(Signature not require	ed if the appeal is submitted by a law office	Date: 404 25, 2012
ease note: Y	ou must notify the Ontario Muni	cipal Board of any change of address o	r telephone number in writing. Please
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		d/or individual(s) to represent me:	
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Agenda Item #	Page #

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a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: FRIDAY AUGUST 24 TH 2012 (If application submitted before January 1, 2007 please use the O1 'pre-Bill 51' form.)
b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal: **If more space is required, please continue in Part 9 or attach a separate page.
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A1 Revised April 2010 Page 4 of 5

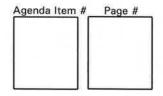


# APPENDIX "D"

ow many days do you estimate are needed for hearing this appeal?	half day	, 「	1 day	2 day	/s	3 days
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ow many expert witnesses and other witnesses do you expect to have a	t the he	aring pr	oviding	evidence/	testimo	ony?
escribe expert witness(es)' area of expertise (For example: land use pla	nner, ar	chitect,	engine	er, etc.):		
Oo you believe this matter would benefit from mediation? Mediation is generally scheduled only when all parties agree to participate)	YES		NO	Γ		
Do you believe this matter would benefit from a prehearing conference? Prehearing conferences are generally not scheduled for variances or consents)	YES	1	NO	V		
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A1 Revised April 2010

Page 5 of 5



# APPENDIX "E"



Environment and Land Tribunais Ontario Ontario Municipal Board 655 Bay Street, Suite 1600 Toronto, Ontario M5G 1E5 TEL: (416) 212-6346 or Toll Free: 1-868-448-2248 FAX: (416) 326-5370 www.elto.gov.on.ca

AUG. Z.4. 2012

#### APPELLANT FORM (A1) PLANNING ACT

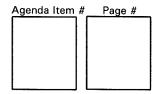
SUBMIT COMPLETED FORM TO MUNICIPALITY/APPROVAL AUTHORITY

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## Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)	
Minor Variance	Appeal a decision	45(12)	
	Appeal a decision		
Consent/Severance	Appeal conditions imposed	53(19)	
	Appeal changed conditions	53(27)	
	Falled to make a decision on the application within 90 days	53(14)	
	Appeal the passing of a Zoning By-law	34(19)	
Zoning By-law or	Application for an amendment to the Zoning By-law – falled to make a decision on the application within 120 days	34(11)	
Zoning By-law Amendment	Application for an amendment to the Zoning By-law – refused by the municipality		
Interim Control By-law	Appeal the passing of an Interim Control By-law	38(4)	
1177.000.00 to 2.11.1001.00	Appeal a decision	17(24) or 17(36)	
	Falled to make a decision on the plan within 180 days	17(40)	
Official Plan or Official Plan Amendment	Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)	
	Application for an amendment to the Official Plan – refused by the municipality		
	Appeal a decision	51(39)	
Plan of Subdivision	Appeal conditions imposed	51(43) or 51(48)	
	Failed to make a decision on the application within 180 days	51(34)	

Part 2: Location Information	
City Wide	
Address and/or Legal Description of property subject to the appeal:	
Municipality/Upper tier. City of London	
A1 Revised April 2010	Page 2 of 5



# APPENDIX "E"

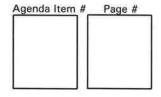
Part 3: Appellant Info			
First Name:			SAHY
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rofessional Title (if applic		ireat se alcorporated - Include copy of a	siter of incorporation)
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	By providing an e-mail address	s you agree to receive communications from th	e OMB by e-mail.
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Province		Country (if not Canada)	Postal Code
Signature of Appellant:	(Signature not reminer)	if the appeal is submitted by a law office	Date: <u>17_08_23</u>
ersonal information reque nd the Ontario Municipal I	sted on this form is collect	ted under the provisions of the Planning	g Act, R.S.O. 1990, c. P. 13, as amended, filed, all information relating to this appeal
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Page #

# APPENDIX "E"

Please choose preferred lar	nguage: English French
We are committed to providing accessibility needs, plea	ting services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have ase contact our Accessibility Coordinator as soon as possible.
Part 6: Appeal Specific In	formation
. Provide specific Inform Number(s), Official Plan	mation about what you are appealing. For example: Municipal File Number(s), By-law n Number(s) or Subdivision Number(s):
(Please print) Zoning By-lau	NAmendment No. 7-1-122125
(for example; the specif	ur appeal and the reasons for your appeal. Be specific and provide land-use planning reasons fic provisions, sections and/or policies of the Official Plan or By-law which are the subject of the Difficial Plan or By-law which are the subject of the Difficial Plan or attach a separate page.
Please print)	
The amendmen	ent is not consistent with the policies in the pps
with respect	to residential intensification
- Cuch allow	matters as legal Counsel may advise
HE FOLLOWING SECTION 34/11) OF THE A	ONS (a&b) APPLY <u>only</u> to appeals of Zoning By-Law Amendments under Planating Act
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DATE APPLICATION SU (If application submitted be ) Provide a brief explanato category, the purpose of	PLANNING ACT.  DBMITTED TO MUNICIPALITY:  efore January 1, 2007 please use the O1 'pre-Bill 51' form.)  bry note regarding the proposal, which includes the existing zoning category, desired zoning the desired zoning by-law change, and a description of the lands under appeal:
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## APPENDIX "E"

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4 days 1 week More than 1 week - please specif			-	CATALLY .	
low many expert witnesses and other witnesses do you expect to have	at the hea	ring provid	ding e	evidence/testir	nony?
Describe expert witness(es)' area of expertise (For example: land use planting and the planting area of expertise (For example: land use planting area).	anner, arc	hitect, eng	ginee	r, etc.):	
Oo you believe this matter would benefit from mediation? (Mediation is generally scheduled only when all parties agree to participate)	YES		NO	IT	
Do you believe this matter would benefit from a prehearing conference? (Prehearing conferences are generally not scheduled for variances or consents)	YES	П	NO	T	
f yes, why?					
Part 9: Other Applicable Information **Attach a separate page if mo	re space	is require	d.	VIII OF SILL	DE USO 1
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expression of the payment must be in Canadlan funds, payable to the Mir  Do not send cash.	nister of F	inance.			

Agenda Item #	Page #
- 11	

#### APPENDIX "F"



Environment and Land Tribunals Ontario Ontario Municipal Board 858 Bay Street, Sulte 1500 Toronto, Ontario M5G 1E5 TEL: (416) 212-6348 or Toll Free: 1-866-448-2248 FAX: (416) 326-5370 www.elto.gov.on.ca

# APPELLANT FORM (A1) PLANNING ACT

SUBMIT COMPLETED FORM TO MUNICIPALITY/APPROVAL AUTHORITY

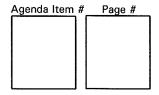
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# Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	Appeal a decision	45(12)
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	Appeal conditions imposed	53(19)
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	Appeal a decision	17(24) or 17(36)
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Plan of Subdivision	Appeal conditions imposed	51(43) or 51(48)
	Falled to make a decision on the application within 180 days	51(34)

Part 2: Location Information	
City wide	
Address and/or Legal Description of property subject to the appeal:	
Municipality/Upper tier: CHY of London .	
A1 Revised April 2010	Page 2 of 5



# APPENDIX "F"

irst Name:	<u> </u>	Jon	Last Name:	LEAHY
<u> </u>	5 CHLAD	6 Pr	brangy conf.	
ompany Name	or Association Nam	e (Association	must be incorporated - include co	py of letter of incorporation)
rofessional Title	(if applicable):			
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ailing Address:	Street Address	5-6 CA	Apt/Suite/Unit#	City/Town
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ignature of Appe	ellant:		5	Date: 17-08 23
	(Signat	pe not require	d if the appeal is submitted by a lav	v office.)
ease note: Yo	u must notify the	Ontario Munic	ipal Board of any change of add	lress or telephone number in writing. Please
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A1 Revised April 2010

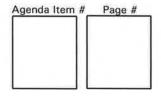
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Page 3 of 5

Agenda Item #	Page #
	7.

# APPENDIX "F"

Part 6: Appeal Specific Info	ormation
Provide specific informa     Number(s), Official Plan N	ation about what you are appealing. For example: Municipal File Number(s), By- Number(s) or Subdivision Number(s):
Please print)  OF Amendmer	nt No. 535
(for example: the specific	r appeal and the reasons for your appeal. Be specific and provide land-use planning reason convisions, sections and/or policies of the Official Plan or By-law which are the subjects). **If more space is required, please continue in Part 9 or attach a separate page.
Please print)	1 12 and an airling 1 and 11 and 20 and 2 and 2
The amenamen	nt is not consistent with the policies in the PR o residential intensification
WITH respect 10	residential Intensification
-Such other n	ratex as legal Councel may advise
HE FOLLOWING SECTION SECTION 34(41) OF THE PI	NS (a&b) APPLY <u>only</u> to appeals of Zoning By-Law Amendments und
DATE APPLICATION SUB (If application submitted before)  Provide a brief explanatory category, the purpose of the	BMITTED TO MUNICIPALITY:  fore January 1, 2007 please use the O1 'pre-Bill 51' form.)  y note regarding the proposal, which includes the existing zoning category, desired zoning he desired zoning by-law change, and a description of the lands under appeal:
DATE APPLICATION SUB (if application submitted before) Provide a brief explanatory category, the purpose of the	PLANNING ACT.  BMITTED TO MUNICIPALITY:  fore January 1, 2007 please use the O1 'pre-Bill 51' form.)  y note regarding the proposal, which includes the existing zoning category, desired zoning
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a) DATE APPLICATION SUB (If application submitted before b) Provide a brief explanatory category, the purpose of the ""If more space is required, Part 7: Related Matters (If Kanara there other appeals not year there other planning matter (For example: A consent application)	SMITTED TO MUNICIPALITY:  fore January 1, 2007 please use the O1 'pre-Bill 51' form.)  y note regarding the proposal, which includes the existing zoning category, desired zoning the desired zoning by-law change, and a description of the lands under appeal: d, please continue in Part 9 or attach a separate page.  Known)  tet filed with the Municipality?  YES  NO  Teters related to this appeal?  YES  NO  Teters related to this appeal?  YES  NO  Teters related to a variance application)
a) DATE APPLICATION SUB (If application submitted before b) Provide a brief explanatory category, the purpose of th **If more space is required, Part 7: Related Matters (If kappeners) Are there other appeals not year there other planning matter for example: A consent applif f yes, please provide OMB Re	BMITTED TO MUNICIPALITY:  fore January 1, 2007 please use the O1 'pre-Bill 51' form.)  y note regarding the proposal, which includes the existing zoning category, desired zoning he desired zoning by-law change, and a description of the lands under appeal: d, please continue in Part 9 or attach a separate page.  Known)  et filed with the Municipality?  YES  NO  Clears related to this appeal?  Ilication connected to a variance application)  Reference Number(s) and/or Municipal File Number(s) in the box below:
a) DATE APPLICATION SUB (If application submitted before) b) Provide a brief explanatory category, the purpose of th **If more space is required,  Part 7: Related Matters (If Kane there other appeals not year Are there other planning matter (For example: A consent applied f yea, please provide OMB Re	SMITTED TO MUNICIPALITY:  fore January 1, 2007 please use the O1 'pre-Bill 51' form.)  y note regarding the proposal, which includes the existing zoning category, desired zoning the desired zoning by-law change, and a description of the lands under appeal: d, please continue in Part 9 or attach a separate page.  Known)  tet filed with the Municipality?  YES  NO  Teters related to this appeal?  YES  NO  Teters related to this appeal?  YES  NO  Teters related to a variance application)



# APPENDIX "F"

	half day	, Г	1 day	2 days	☐ 3 days
4 days 1 week More than 1 week - please specify					
low many expert witnesses and other witnesses do you expect to have a					stimony?
Describe expert witness(es)' area of expertise (For example: land use pla	nner, arc	chitect,	engine	ar, etc.):	
Do you believe this matter would benefit from mediation? Mediation is generally scheduled only when all parties agree to participate)	YES	Г	NO		
Do you believe this matter would benefit from a prehearing conference? Prehearing conferences are generally not scheduled for variances or consents)	YES	П	NO		
f yes, why?					
Part 9: Other Applicable Information **Attach a separate page if mo	re space	is req	uired.		
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Part 10: Required Fee				gor carell	, , , , , , , , , , , , , , , , , , ,
Part 10: Required Fee					
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Payment Method: \$ 125.00  Certified cheque Money Order	30		•		count cheque

Agenda Item #	Page #

#### APPENDIX "G"



Environment and Land Tribunals Ontario Ontario Municipal Board 655 Bay Street, Sulte 1600 Toronto, Ontario M5G 1E5 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248 FAX: (416) 326-6370

APPELLANT FORM (A1)
PLANNING ACT

SUBMIT COMPLETED FORM TO MUNICIPALITY/APPROVAL AUTHORITY

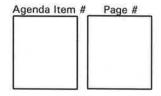
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Land	SERVICE STREET			

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#### Part 1: Appeal Type (Please check only one box)

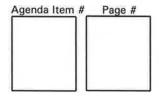
SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	Appeal a decision	45(12)
	Appeal a decision	
Concent/Severance	Appeal conditions imposed	53(19)
	Appeal changed conditions	53(27)
	Falled to make a decision on the application within 90 days	53(14)
	X Appeal the passing of a ZonIng By-law	34(19)
Zoning By-law or	Application for an amendment to the Zoning By-law – falled to make a decision on the application within 120 days	34(11)
Zoning By-law Amendment	Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	Appeal the passing of an Interim Control By-law	38(4)
	Appeal a decision	17(24) or 17(36)
	Failed to make a decision on the plan within 180 days	17(40)
Official Plan or Official Plan Amendment	Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
×	Application for an amendment to the Official Plan – refused by the municipality	
	Appeal a decision	51(39)
Plan of Subdivision	Appeal conditions Imposed	51(43) or 51(48)
	Failed to make a decision on the application within 180 days	51(34)

# Part 2: Location Information 1461, 1463 & 1465 Oxford Street and 613-629 First Street, London, Ontario Address and/or Legal Description of property subject to the appeal: Municipality/Upper tier: City of London A1 Revised April 2010 Page 2 of 5



# APPENDIX "G"

First Name:	Last Name:	
	Last Name.	
Adamas Group Inc. Company Name or Association Name (Associati	on must be incorporated - include copy of let	tter of incorporation)
Professional Title (if applicable):		
-mail Address		<u> </u>
	dress you agree to receive communications from the	OMB by e-mail.
Tolono Tolono M		
aytime Telephone #:	Alternate Telephone #	
ax #		
falling Address: 1956 Mallard Road		London
Street Address	Apt/Suite/Unit#	City/Town
Ontario Province	Country (If not Canada)	N6H 5M1 Postal Code
ignature of Appellant:	County (A not Canada)	Date: August 24, 2012
	ired if the appeal is submitted by a law office.,	)
lease note: You must notify the Ontario Mur	nicipal Board of any change of address or	rtelephone number in writing. Please
uote your OMB Reference Number(s) after th	ney have been assigned.	
art 4: Representative information (if app	plicable)	
hereby authorize the named company a	nd/or individual(s) to represent me:	
hereby authorize the named company ar	nd/or individual(s) to represent me:Last Name:	
hereby authorize the named company artist Name:	nd/or individual(s) to represent me:Last Name:	
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Part 4: Representative Information (if apple I hereby authorize the named company and First Name:  Company Name:  Professional Title:  E-mail Address:  By providing an e-mail addrest and E-mail address a	nd/or individual(s) to represent me:Last Name:tast Name:tast Name:Alternate Telephone #:	OMS by e-mail.
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hereby authorize the named company are irst Name:	Last Name: Last Name: Last Name: Alternate Telephone #: Apt/Suite/Unit# Country (if not Canada)	City/Town  Postal Code Date:  Date:
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hereby authorize the named company artiret Name:  ompany Name:  rofessional Title:  -mall Address:  By providing an e-mail addrest aytime Telephone #:  ax #:  atiling Address:  Street Address	Last Name: Last Name: Last Name: Last Name: Alternate Telephone #: Apt/Suite/Unit# Country (If not Canada)  ant and are NOT a solicitor, please confirm rocedure, to act on behalf of the appellant.	City/Town  Postal Code Date:  Date:  In that you have written authorization, Please confirm this by checking the to



## APPENDIX "G"

Part 5: Language and Accessibility	
Please choose preferred language: K English French	
We are committed to providing services as set out in the Accessibility any accessibility needs, please contact our Accessibility Coordinator	y for Ontarians with Disabilities Act, 2005. If you ha
Part 6: Appeal Specific Information	
<ol> <li>Provide specific information about what you are appealing Number(s), Official Plan Number(s) or Subdivision Number(s):</li> </ol>	j. For example: Municipal File Number(s), By-i
(Please print) By-Law No. Z-1-122125 dated July 24, 2012 under Planning Division	1 File No. OZ-7863
<ol> <li>Outline the nature of your appeal and the reasons for your appeal (for example: the specific provisions, sections and/or policies o your appeal - If applicable). **If more space is required, please or</li> </ol>	of the Official Plan or By-law which are the subject
(Please print) The By-Law is inconsistent with Provincial Planning Policies Includin The current By-Law supports neighbouring facilities and the subje existing neighbourhood. The facilities to be constructed on the subject lands are compatible w	ect By-Law is detrimental to the requirements of
The following sections (a&b) apply <u>only</u> to appea Section 34(11) of the <i>Planning Act</i> .  B) DATE APPLICATION SUBMITTED TO MUNICIPALITY:	
<ul> <li>(If application submitted <u>before</u> January 1, 2007 please use the O1</li> <li>provide a brief explanatory note regarding the proposal, which income category, the purpose of the desired zoning by-law change, and a **If more space is required, please continue in Part 9 or attach a second continue in Part 9 or attach a s</li></ul>	cludes the existing zoning category, desired zoning a description of the lands under appeal:
Part 7: Related Matters (if known)	VES T NO TO
are there other appeals not yet filed with the Municipality?	TES NO
ve there other planning matters related to this appeal? For example: A consent application connected to a variance applica	YES TO NO To ation)
yes, please provide OMB Reference Number(s) and/or Municipal F	File Number(s) in the box below:
(Please print) Official Plan Amendment No. 535	
11 Payland And 2010	Pens A o

Agenda Item	# <u>Page #</u>
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# APPENDIX "G"

Do you believe this matter would benefit from mediation?  (Mediation is generally scheduled only when all parties agree to participate)  Do you believe this matter would benefit from a prehearing conference? YES NO  (Prehearing conferences are generally not scheduled for variances or consents)  If yes, why? In order to facilitate a resolution to the subject appeal  Part 9: Other Applicable Information "Attach a separate page if more space is required.  The Appellant relies upon the statements made in article 2 of the within Appeal.	•	
More than 1 week — please specify number of days:	Part 8: Scheduling Information	
More than 1 week — please specify number of days:	How many days do you setimate are needed for hearing this anneal?	half day T 1 day T 2 days T 2 days
How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?    Describe expert witness(es) area of expertise (For example: land use planner, architect, engineer, etc.):   One Land Use Planner and one Architect   Do you believe this matter would benefit from mediation?   YES	,	-
Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.):  One Land Use Planner and one Architect  Do you believe this matter would benefit from mediation?  (Mediation is generally scheduled only when all parties agree to participate)  Do you believe this matter would benefit from a prehearing conference?  (Mediation is generally scheduled only when all parties agree to participate)  Do you believe this matter would benefit from a prehearing conference?  (YES NO F  (Prehearing conferences are generally not scheduled for variances or consents)  If yes, why? In order to facilitate a resolution to the subject appeal  Part 9: Other Applicable information "Attach a separate page if more space is required.  The Appellant relies upon the statements made in article 2 of the within Appeal.  Part 10: Required Fee  Total Fee Submitted: \$ 125.00  Payment Method: Certified cheque Money Order Solicitor's general or trust account cheque  • The payment must be in Canadian funds, payable to the Minister of Finance.  • Do not send cash.		
One Land Use Planner and one Architect  Do you believe this matter would benefit from mediation?  (Mediation is generally scheduled only when all parties agree to participate)  Do you believe this matter would benefit from a prehearing conference?  (Prehearing conferences are generally not scheduled for variances or consents)  If yes, why? In order to facilitate a resolution to the subject appeal  Part 9: Other Applicable Information "Attach a separate page if more space is required.  The Appellant relies upon the statements made in article 2 of the within Appeal.  Part 10: Required Fee  Total Fee Submitted: \$ 125.00  Payment Method: Certified cheque Money Order Solicitor's general or trust account cheque  • The payment must be in Canadian funds, payable to the Minister of Finance.  • Do not send cash.		
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Part 10: Required Fee  Total Fee Submitted: \$ 125.00  Payment Method: Certified cheque Money Order Solicitor's general or trust account cheque  The payment must be in Canadian funds, payable to the Minister of Finance.  Do not send cash.		YES NO F
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Part 10: Required Fee  Total Fee Submitted: \$ 125.00  Payment Method: Certified cheque Money Order Solicitor's general or trust account cheque  • The payment must be in Canadian funds, payable to the Minister of Finance.  • Do not send cash.	The Appellant relies upon the statements made in article 2 of the within A	Appeal.
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A1 Revised April 2010

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# APPENDIX "H"



Environment and Land Tribunals Ontario Ontario Municipal Board 656 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5 TEL: (416) 212-6349 or Toll Free: 1-868-448-2248 FAX: (416) 328-5370 www.elto.gov.on.ca

# APPELLANT FORM (A1) PLANNING ACT

SUBMIT COMPLETED FORM TO MUNICIPALITY/APPROVAL AUTHORITY

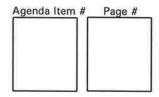
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	RECEIVED	
	AUG 2 4 2012	
	*************	

Receipt Number (OMB Office Use Only)	2 0 W 1 2 2 2 3

# Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	Appeal a decision	45(12)
	Appeal a decision	
Consent/Severance	Appeal conditions imposed	53(19)
	Appeal changed conditions	53(27)
	Falled to make a decision on the application within 90 days	53(14)
	Appeal the passing of a Zoning By-law	34(19)
Zoning By-law or	Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
Zoning By-law Amendment	Application for an amendment to the Zoning By-law – refused by the municipality	
nterim Control By-law	Appeal the passing of an Interim Control By-law	38(4)
	Appeal a decision	17(24) or 17(36)
	Failed to make a decision on the plan within 180 days	17(40)
Official Plan or Official Plan Amendment	Application for an amendment to the Official Plan – falled to make a decision on the application within 180 days	22(7)
	Application for an amendment to the Official Plan – refused by the municipality	
	Appeal a decision	51(39)
Plan of Subdivision	Appeal conditions imposed	51(43) or 51(48)
	Failed to make a decision on the application within 180 days	51(34)

Part 2: Location Information	
1461, 1463 & 1465 Oxford Street and 613-629 First Street, London, Ontario	
Address and/or Legal Description of property subject to the appeal:	
Municipality/Upper tier: City of London	
A1 Revised April 2010	Page 2 of 5



#### APPENDIX "H"

First Name:				Last Name:	
				Lest Hallio.	
Adamas Group Company Nam	e or Associa	tion Name (As	sociation must	be incorporated - include copy of le	tter of incorporation)
Professional Ti				**************************************	
-mail Address					
z-maii Address		By providing an e	mail address you	agree to receive communications from the	OMB by e-mail.
Daytime Teleph	none #			Alternate Telephone #	
ax #				_	
Aailing Address	s: 1956 Malla Street Ac		1		London
	Street Ac	aress	1/	Apt/Suite/Unit#	City/Town
	Ontario Province	-	+	Country (If not Canada)	N6H 5M1 Postal Code
Signature of Ap		1	1	oballay (il flot oblition)	Date: August 24, 2012
•		(Signature no	t required if the	e appeal is submitted by a law office.	)
Please note: \	ou must ng	tify the Ontar	io Municipal L	Board of any change of address or	rtelephone number in writing. Pleas
uote your OM	B Reference	e Number(s) a	fter they have	e been assigned.	•
nd the <i>Ontario</i> asy become av	Municipal B vailable to the	oard Act, R.S.	O. 1990, c. O.		Act, R.S.O. 1990, c. P. 13, as amendation relating to this app
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## APPENDIX "H"

Part 5: Language and Accessibility	
Please choose preferred language: K English French	
We are committed to providing services as set out in the Accessibility any accessibility needs, please contact our Accessibility Coordinator	
Part 6: Appeal Specific Information	
<ol> <li>Provide specific information about what you are appealing Number(s), Official Plan Number(s) or Subdivision Number(s):</li> </ol>	g. For example: Municipal File Number(s), By-la
(Please print) Official Plan Amendment No. 535 to the Official Plan for the City of L Planning Division File No. OZ-7663	London under By-Law C.P1284(sn)-233
Outline the nature of your appeal and the reasons for your appeal (for example: the specific provisions, sections and/or policies of your appeal - if applicable). **If more space is required, please continuous.	of the Official Plan or By-law which are the subject of
(Please print) The Official Plan Amendment is inconsistent with Provincial Plan intensification policies. The current Official Plan supports neighb Official Plan is detrimental to the requirements of the existing neighbor The facilities to be constructed on the subject lands are compatible to	bouring facilities and the subject Amendment to the bourhood.
THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEA SECTION 34(11) OF THE <i>PLANNING ACT</i> .	ALS OF ZONING BY-LAW AMENDMENTS UNDE
a) DATE APPLICATION SUBMITTED TO MUNICIPALITY:	01 'pre-Bill 51' form.)
b) Provide a brief explanatory note regarding the proposal, which in category, the purpose of the desired zoning by-law change, and **If more space is required, please continue in Part 9 or attach a	a description of the lands under appeal:
Part 7: Related Matters (if known)	
Are there other appeals not yet filed with the Municipality?	YES NO K
Are there other planning matters related to this appeal? For example: A consent application connected to a variance applic	cation) YES X NO T
If yes, please provide OMB Reference Number(s) and/or Municipal	I File Number(s) in the box below:
(Please print) Appeal to Zoning By-Law No. Z-1-122125	

Agenda Item #	Page #

## APPENDIX "H"

Part 8: Scheduling Information		
How many days do you estimate are needed for hearing this appeal?	half day 1 day 2 days 3 days	
4 days 1 week More than 1 week – please specifi		
How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?		
Describe expert witness(es)' area of expertise (For example: land use pla One Land Use Planner and one Architect	anner, architect, engineer, etc.):	
Do you believe this matter would benefit from mediation? (Mediation is generally scheduled only when all parties agree to participate)	YES T NO T	
Do you believe this matter would benefit from a prehearing conference? (Prehearing conferences are generally not scheduled for variances or consents)	YES NO T	
If yes, why? In order to facilitate a resolution to the subject appeal		
Part 9: Other Applicable Information **Attach a separate page if mo	re space is required.	
The Appellant relies upon the statements made in article 2 of the within A	Appeal.	
Part 10: Required Fee		
Total Fee Submitted: \$ 125.00		
Payment Method: Certified cheque Money Order	X Solicitor's general or trust account cheque	
The payment must be in Canadian funds, payable to the Mile	nister of Finance.	
Do not send cash.		
PLEASE ATTACH THE CERTIFIED CHEQUE/MONEY ORI	DER TO THE FRONT OF THIS FORM.	

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