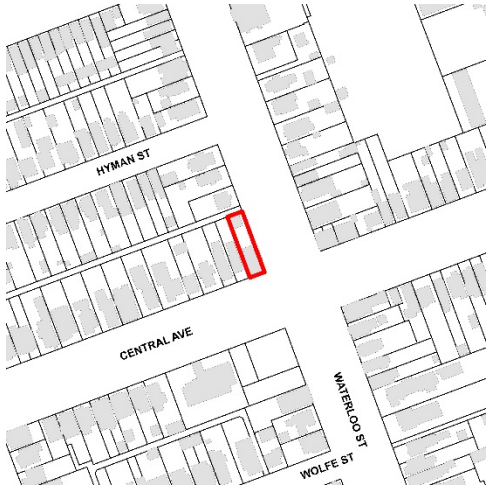




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

332 Central Ave/601 Waterloo St



File: O-9120 & Z-9121

Applicant: City of London & Tao Tran

What is Proposed?

Official Plan and Zoning amendments to allow:

- Hair studio and spa use together with at least one dwelling unit
- A reduction in parking to five (5) on-site parking spaces

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 22, 2019**

Melanie Vivian

mvivian@london.ca

519-661-CITY (2489) ext. 7547

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: **O-9120 & Z-9121**

london.ca/planapps

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

Arielle Kayabaga

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: October 2, 2019

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

The City has initiated an Official Plan Amendment to add a Specific Policy Area to permit the Personal Service Establishment use within the Low Density Residential designation. The intent is to align the 1989 Official Plan as it applies to these lands, with the policies of The London Plan, the new Official Plan for the City of London.

Requested Zoning By-law Amendment

To change the zoning from a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone to a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC2(__)) Zone to add a Personal Service Establishment together with at least one dwelling unit as a permitted use as well as a site specific regulation for a reduction in parking to permit five (5) on-site parking spaces. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone

Permitted Uses: The Residential R3 Special Provision (R3-2(6)) Zone permits single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; fourplex dwellings. The Office Conversion (OC2) Zone permits offices, professional in existing buildings together with at least one dwelling unit and offices, service in existing buildings together with at least one dwelling unit.

Special Provision(s): The Residential R3 Special Provision (R3-2(6)) Zone regulates the floor area ratio/maximum floor area gross residential based on lot sizes; a rear yard depth of thirty percent (30%) of the actual lot depth or as indicated on Table 7.3, whichever is greater; yards where parking where parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard; and a parking standard of one space per 100 sq. m. (1,076 sq. ft) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this by-law, whichever is greater.

Residential Density: The Residential R3 Special Provision (R3-2(6)) Zone, in no case shall a converted dwelling have a lot area of less than 180.0 sq. m. per unit in the R3-1 and R3-2 Zone. The Office Conversion (OC2) Zone requires at least one dwelling unit with the Permitted Uses mentioned above.

Requested Zoning

Zone: Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC(__))

Permitted Uses: The Residential R3 Special Provision (R3-2(6)) Zone permitted uses are outlined above under Permitted Uses. The Office Conversion Special Provision (OC(__)) Zone permits offices, professional in existing buildings together with at least one dwelling unit; offices, service in existing buildings together with at least one dwelling unit.

Special Provision(s): The Residential R3 Special Provision (R3-2(6)) Zone's special provisions will remain, as outlined above in Special Provision(s). The Office Conversion Special Provision (OC2(__)) Zone will permit a Personal Service Establishment together with at least one dwelling unit and, to permit five (5) on-site parking spaces.

Residential Density: No change requested.

The City may also consider additional special provisions for landscape open space and other site specific regulations.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the 1989 Official Plan, which permits single detached; semi-detached; and duplex dwellings as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of housing types including mixed-use buildings at the intersection of two Neighbourhood Connectors.

How Can You Participate in the Planning Process?

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

decisions on such planning applications in accordance with the requirements of the *Planning Act*. 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](#) page at [london.ca](#).

See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6th 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](#).

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 Development Services 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

[delete this paragraph if not applicable]

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning 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 and 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. 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.

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 or 519-661-CITY(2489) extension 2425 for more information.

