



London  
CANADA

# 526 Oxford Street East



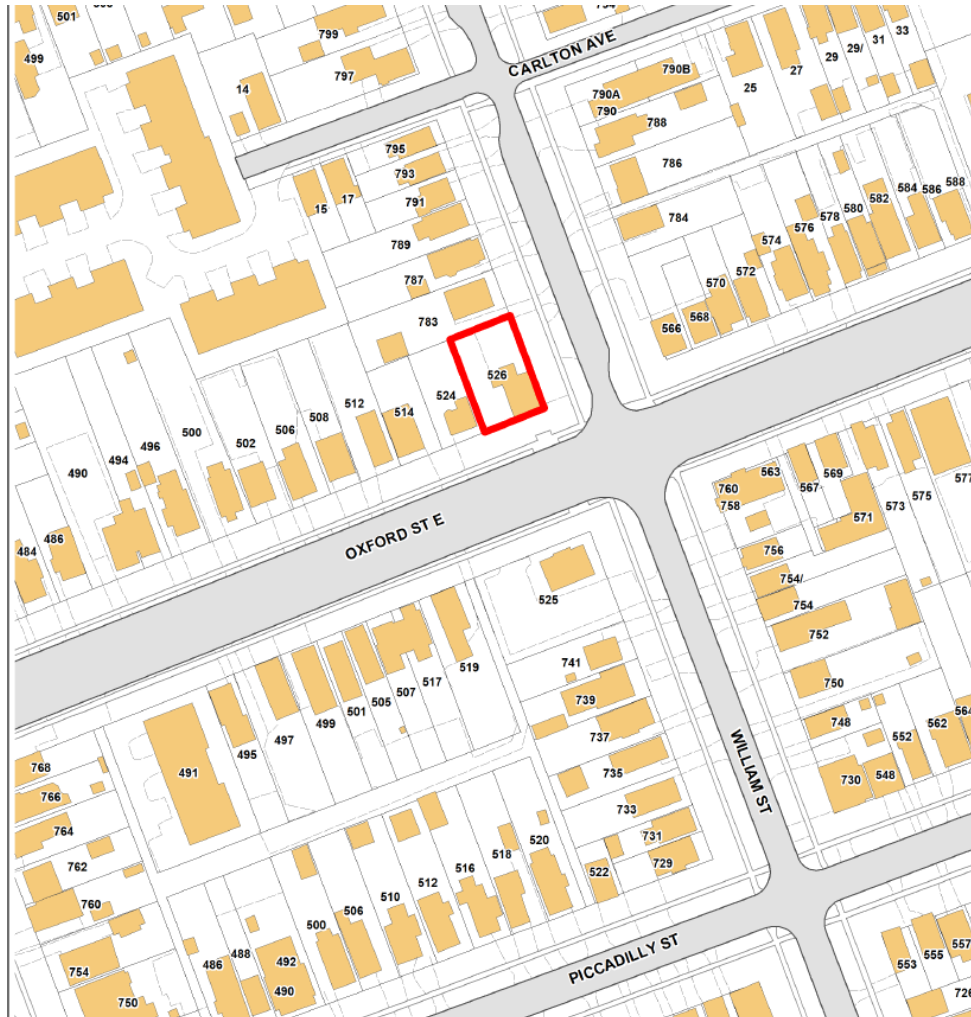
OZ- 9303

526 Oxford Street East



London  
CANADA

# Location Map



# Existing Building





# Purpose of Amendment

The purpose and effect of the recommended action will be to permit the additional use of a personal services establishment (hair salon) in the existing converted office building on the first floor (approx. 140m<sup>2</sup> floor area).

# Required Amendments

1. to amend the Official Plan for the City of London (1989) to **ADD** a policy to Section 10.1.3 – “Policies for Specific Areas” to allow the site to develop with a personal service establishment with a maximum floor area of 140m<sup>2</sup>.
2. to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Residential R3/Office Conversion (R3-1/OC5) Zone, **TO** a Residential R3/ Office Conversion Special Provision (R3-1/OC5 (\*) Zone.

# Parking





# Conclusion

The amendments meet the intent of Section 2.1 of the PPS, the 1989 Official Plan and The London Plan.

The amendment to the zoning by-law will permit the personal service establishment with existing conforming parking

The proposed amendments represent good planning and are an appropriate use of the lands.