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File: OZ-8003  
 Planner: Barb Debbert

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: BLUESTONE PROPERTIES INC. 450 OXFORD STREET WEST JUNE 20, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following status report regarding the application by Bluestone Properties Inc. at 450 Oxford Street West **BE RECEIVED** for information.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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October 12, 2004 – Public meeting at Planning Committee (File OZ-6650) to consider an Official Plan amendment from an Open Space designation to a Multi-family, High Density Residential designation and a Zoning By-law amendment from an Open Space OS4 Zone to a Restricted Office/Day Care (RO2/DC) Zone to permit clinics, medical/dental offices, medical/dental laboratories, offices and day care centres. On the recommendation of staff these amendments were approved by Municipal Council.

November 26, 2012 – Public meeting at Planning and Environment Committee (File OZ-8003) – staff recommendation for refusal of the application to amend the Official Plan from a Multi-family, High Density Residential designation to an Office Area designation, and to amend the Zoning By-law from a Restricted Office/Day Care (RO2/DC) Zone to an Office Special Provision Zone to permit an office building with a maximum gross floor area of 5,000 square metres.

<b>BACKGROUND AND UPDATE</b>
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On December 11, 2012, Council referred the subject application back to staff as follows:

*That, notwithstanding the recommendation of the Managing Director, Planning and City Planner, the application of Bluestone Properties Inc, relating to the property located at 450 Oxford Street West BE REFERRED to the Civic Administration to report back at a public participation meeting in May, 2013 regarding the following matters:*

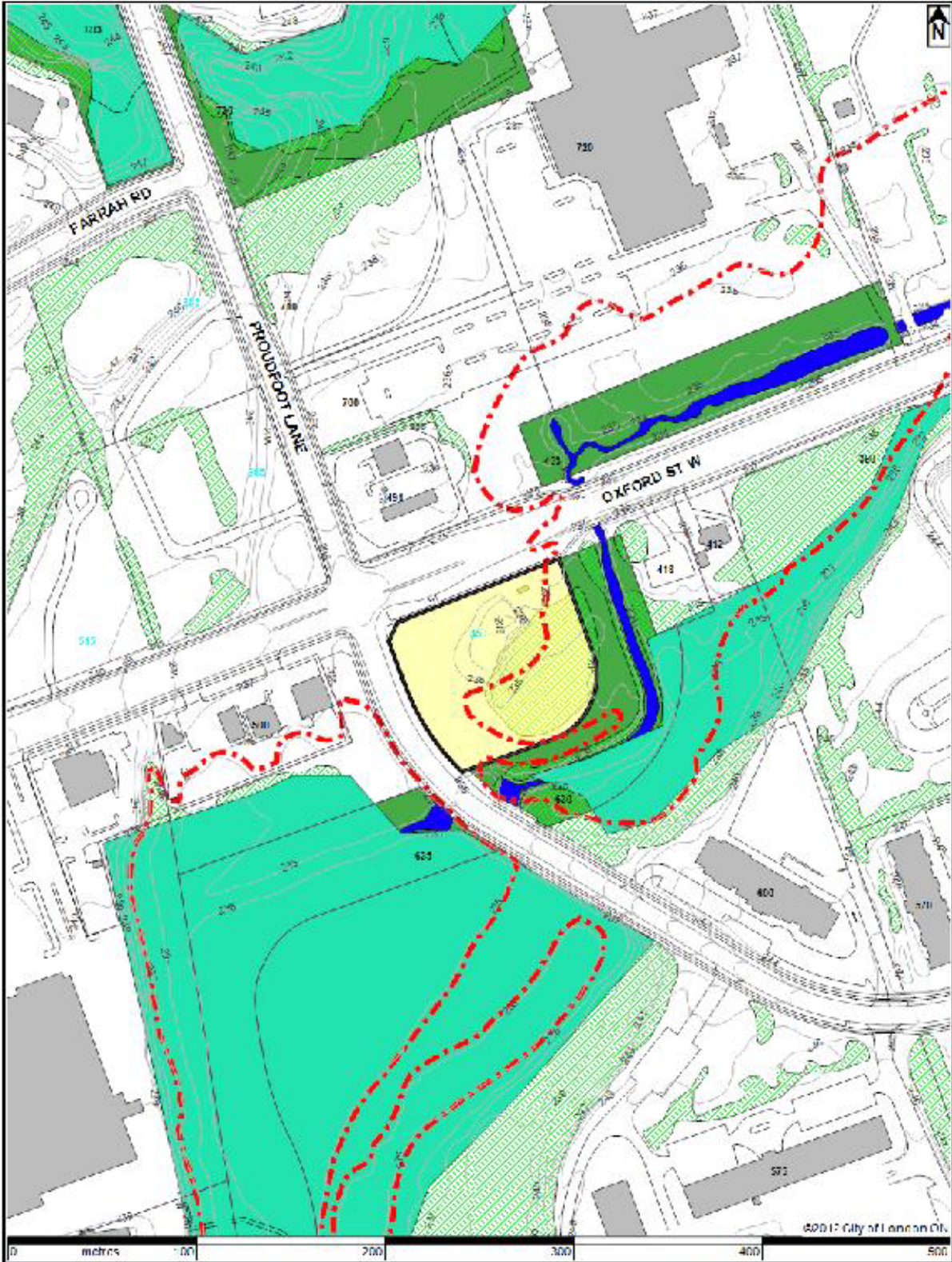
- a) *Notwithstanding the High Density Residential land use designation, an Office Area designation is supportable within the area of the property available for development; and,*
- b) *The Civic Administration and the Upper Thames River Conservation Authority to identify the flood line;... ((2012-D11-01) (27/30/PEC)*

The date for reporting back to the Committee was premised on the anticipated completion date of April, 2013, of the Mud Creek Subwatershed Study (MCSS) Update, which is being undertaken by the City and that will identify the existing and post-development estimated surface water elevations. The MCSS Update has progressed significantly but is not complete at this time.

The Environmental and Engineering Services/Stormwater Management Unit conducted the 2<sup>nd</sup> Public Meeting on April 3, 2013 for the MCSS Update that encompasses an update of all Water Resources Components of the existing Mud Creek Subwatershed Study under climate change conditions. This meeting was well attended by the public and affected property owners. The MCSS Update draft recommendations are under ongoing discussions between the City and Upper Thames River Conservation Authority and are progressing regarding the final outcome of

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<p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: 450 Oxford St W          Applicant: BLUESTONE PROPERTIES          File Number: OZ-8003          Planner: Barb Debbert          Created By: Barb Debbert          Date: 2012-01-18          Scale: 1:2500</p>	<p style="text-align: center;"><b>LEGEND</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">□</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">123</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	□	Assessment Parcels	■	Buildings	123	Address Numbers
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<p>Corporation of the City of London          Prepared By: Planning and Development</p>											

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the Mud Creek SWS Update process. At this time, the Stormwater Management Unit anticipates being in a position to report to the City's Civic Works Committee (CWC) by August 2013 where the final MCSS Update's recommendations will be presented and an additional Public Meeting will be conducted at the same time at CWC.

The Upper Thames River Conservation Authority (UTRCA) has been and will continue to be involved in discussions related to the MCSS Update. If there is a change to the regulatory flood line as a result of the recommendations of the MCSS Update, the UTRCA will need to approve it since the regulation of flood lines is within its jurisdiction. The acceptance of the flood line by the UTRCA will be an important factor in a comprehensive review of the development application by City planning staff.

Following further review and discussions between the SWM Unit and the UTRCA on the draft MCSS Update and upon CWC and Council approval of the MCSS Update's recommendations, Planning Division staff expect to be able to complete a planning review and bring a recommendation and report regarding the planning applications to a public meeting of the Planning and Environment Committee within approximately two (2) months.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>BARB DEBBERT, SENIOR PLANNER COMMUNITY PLANNING AND DESIGN SECTION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER, COMMUNITY PLANNING AND DESIGN</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

June 5, 2013

BD/

"Attach"

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