

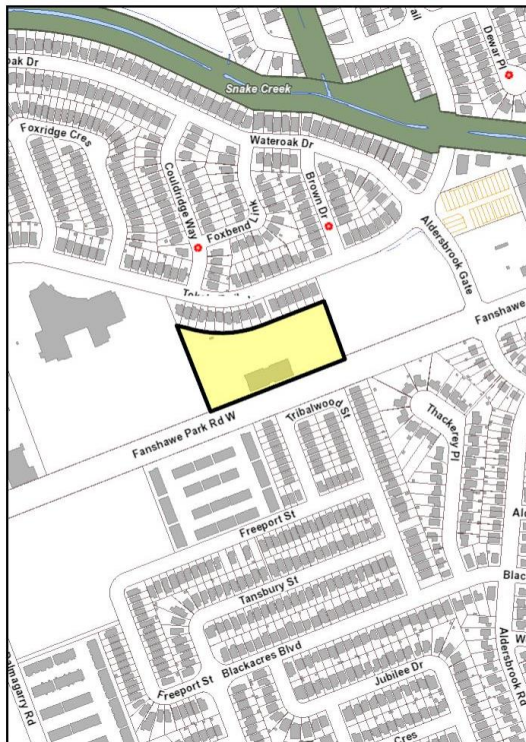


1055 Fanshawe Park Road West

OZ-9444/Quincy Developments



Location of Site



- 1989 Official Plan – Office Area
- The London Plan – Policy 1074 medical/dental office uses are permitted up to 5,000 sq. m.
- Zoning By-law – Office (OF5(6)) Zone, exemption from barrier free parking



Application





Application

- The London Plan – amendment to 1074_ to permit GFA up to 6,342.4 sq. m.
- 1989 Official Plan – add Specific Area Policy to permit GFA up to 6,342.4 sq. m.
- Zoning By-law – to permit GFA for office uses of 6,342.4 sq. m. and reduced parking of 284 (when 423 is required)
- Existing special provisions will be maintained



Relevant Policies

- PPS, 2020 – direct intensive development Downtown to maintain it’s vitality (1.1.3.2(b), 1.1.3.5, and 1.7.1(d))
- The London Plan – large office spaces > 5,000 sq. m. directed Downtown (795_ and 799_14)
- Official Plan 1989 – Downtown to be the primary office area (5.1.1.(i)); criteria for Specific Area Policies (10.1.1(i))



Recommendation

Refusal

1. The proposed development is not consistent with the PPS, 2020;
2. The proposed development does not conform to *The London Plan (2016)*, including, but not limited to, the Key Directions and the policies of the Downtown and Neighbourhoods Place Types
3. The proposed development does not conform to the *Official Plan (1989)*, including, but not limited to, the Downtown and Office Space land use designation policies and the criteria for Specific Area Policies