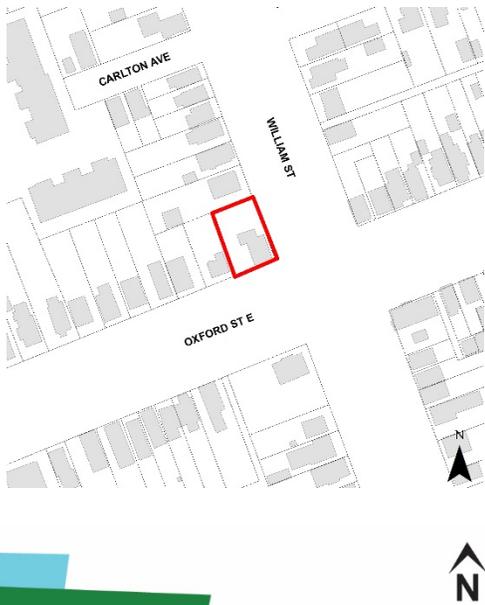




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

526 Oxford Street East



File: OZ-9303

Applicant: 2773070 Ontario Inc./The City of London

What is Proposed?

The purpose and effect of this Official Plan and Zoning By-law amendment is to permit a personal service establishment (approx. 140m²) with:

- 4 parking spaces minimum for all uses on the site.
- maintain all other conditions as existing

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 4, 2021**

Craig Smith

crsmith@london.ca

519-661-CITY (2489) ext. 4468

City Planning, City of London, 206 Dundas St., London ON N6A 1G7

File: OZ-9303

london.ca/planapps

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

Phil Squire

psquire@london.ca

519-661-CITY (2489) ext. 4006

**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: February 4, 2021

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation of the property from Multi Family Medium Density Residential St George/Grosvenor Neighbourhood Specific Policy to Multi Family Medium Density Residential St. George/Grosvenor Neighbourhood Specific Policy and Special Policy to permit Multi Family Medium Density Residential, office and personal service uses. The intent is to align the 1989 Official Plan policies with The London Plan policies that apply to the site

Requested Zoning By-law Amendment

To change the zoning from a Residential R3/Office Conversion (R3-1/OC5) Zone to a Residential R3/Office Conversion Special Provision (R3-1/OC5 (*)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Residential R3/Office Conversion (R3-1/OC5) Zone

Permitted Uses: Single detached, semidetached, duplex, triplex, fourplex and converted dwellings, and various forms of office uses in converted dwellings including medical/dental uses.

Height: 10.5 metres

Requested Zoning

Zone: Residential R3/Office Conversion Special Provision (R3-1/OC5 (*))

Permitted Uses: Single detached, semidetached, duplex, triplex, fourplex and converted dwellings, and various forms of office uses in converted dwellings including medical/dental uses.

Special Provision(s): To permit a personal service establishment, 4 parking spaces minimum for all uses on the site and to maintain all other conditions as existing.

Height: 10.5 metres

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 Multi Family Medium Density Residential St George/Grosvenor Neighbourhood Specific Policy in the 1989 Official Plan, which permits multifamily forms of residential development and office uses in converted dwellings as the main uses.

The subject lands are in the Urban Corridor Place Type in The London Plan), permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses; mixed-use buildings are encouraged.

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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Please note that this application is being circulated during the State of Emergency issued by the Province of Ontario. Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 City Planning 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.

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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. 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 <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

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 planning@london.ca or 519-661-4980 for more information.