



REVISED NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

600 Oxford Street West



File: OZ-9437

Applicant: Maverick Real Estate Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- “Office”, “retail”, “**commercial recreation establishments**” and “automotive uses, restricted” uses within existing buildings;
- A reduced minimum westerly interior side yard depth of 1.25m, whereas 4.5m is required;
- A reduced minimum easterly side yard depth of 4.05m, whereas 4.5m is required;
- A reduced landscaped open space of 8%, whereas 15% is required;
- A reduced minimum parking setback of 0m from the ultimate road allowance, whereas 3m is required.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 11, 2022**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

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

File: OZ-9437

london.ca/planapps

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

Councillor Steve Lehman

slehman@london.ca

519-661-CITY (2489) ext. 4008

**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: January 20, 2022

Application Details

Requested Amendment to the 1989 Official Plan

To add a Chapter 10 Specific Area Policy to permit “office”, “retail” and “commercial recreation establishments” within existing buildings, in addition to the uses permitted in the Auto-Oriented Commercial Corridor designation.

Requested Amendment to The London Plan (New Official Plan)

To add a Specific Policy Area to permit “automotive uses, restricted” within existing buildings, in addition to the uses permitted in the Transit Village Place Type.

Requested Zoning By-law Amendment

To change the zoning from a Highway Service Commercial/Restricted Service Commercial (HS/RSC1) Zone to a Highway Service Commercial Special Provision (HS(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Highway Service Commercial/Restricted Service Commercial (HS/RSC1) Zone

Permitted Uses: Animal hospitals; automotive uses, restricted; convenience service establishments; convenience stores; duplicating shops; financial institutions; personal service establishments; restaurants; video rental establishments; brewing on premises establishment; automobile rental establishments; automobile repair garages; automobile sales and service establishments; automobile supply stores; catalogue stores; duplicating shops; home and auto supply stores; home improvement and furnishing stores; kennels; repair and rental establishments; service and repair establishments; studios; taxi establishments; self-storage establishments.

Special Provisions: None.

Requested Zoning

Zone: Highway Service Commercial Special Provision (HS(_)) Zone

Permitted Uses: Animal hospitals; automotive uses, restricted; convenience service establishments; convenience stores; duplicating shops; financial institutions; personal service establishments; restaurants; video rental establishments; brewing on premises establishment.

Special Provisions: Add “office”, “retail store” and “commercial recreation establishments” to the range of permitted uses, and permit: a westerly interior side yard depth of 1.25m, whereas 4.5m is required; an easterly interior side yard depth of 4.05m, whereas 4.5m is required; a landscaped open space of 8%, whereas 15% is required; and parking to be setback 0m from the ultimate road allowance, whereas 3m is required.

The City may also consider additional special provisions.

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 Auto-Oriented Commercial Corridor in the 1989 Official Plan, which permits hotels; motels; automotive uses and services; commercial recreation establishments; restaurants; sale of seasonal produce; building supply outlets and hardware stores; furniture and home furnishings stores; warehouse and wholesale outlets; self-storage outlets; nursery and garden stores; animal hospitals or boarding kennels; and other types of commercial uses that offer a service to the traveling public as the main uses.

The subject lands are in the Transit Village Place Type in The London Plan, permitting a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

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
- 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 Planning & Development 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](https://neighbourgood.ca) 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 Ontario Land 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 Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

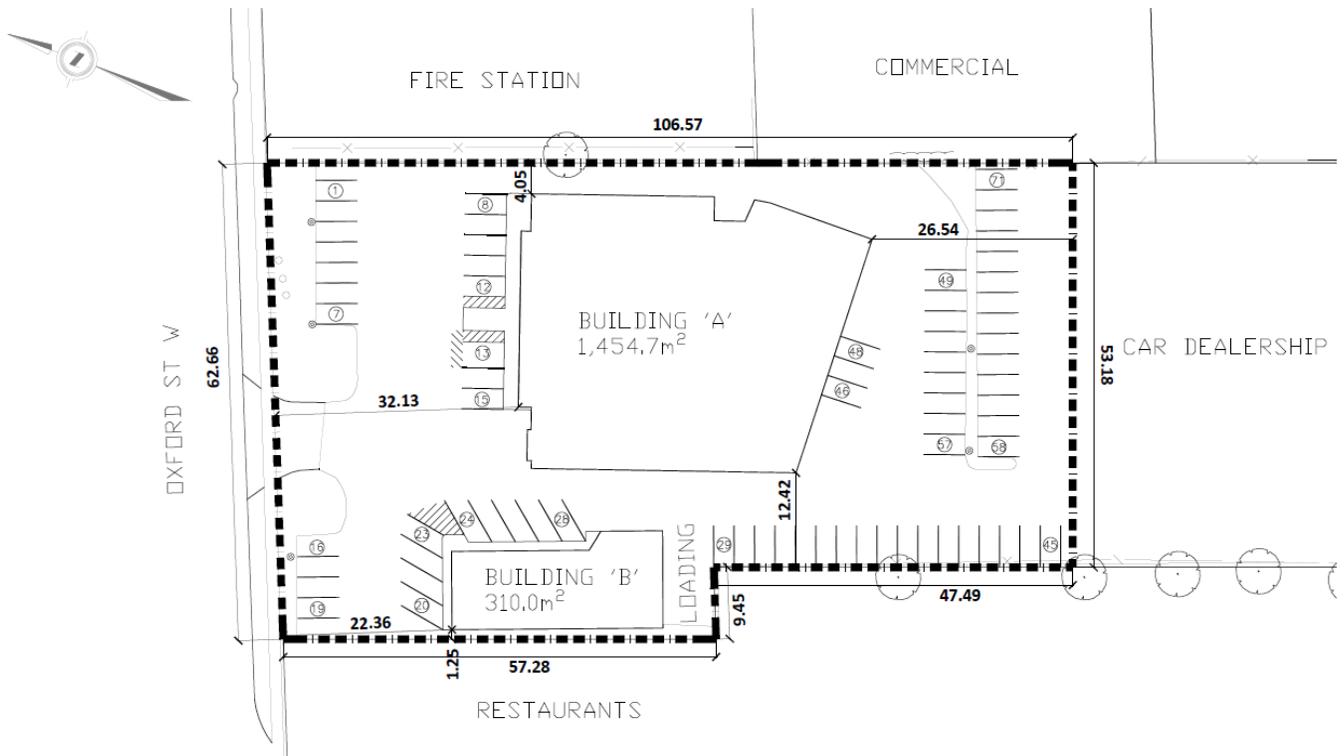
Notice of Collection of Personal Information

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 developmentsservices@london.ca for more information.

Site Concept



Existing Conditions Plan

The above image represents the applicant's proposal as submitted and may change.