



OZ-8709
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November 9, 2016

NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and Zoning By-law Z.-1 for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

APPLICANT:

York Developments (London) Inc.

LOCATION:

1310 Adelaide Street North and 795 Windermere Road - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan amendment and Zoning By-law amendment is to permit a single-storey multi-unit commercial plaza to be constructed at the corner of Adelaide Street North and Windermere Road. The existing residential and commercial buildings and structures on the site are to be demolished to allow for the replacement of existing structures in the flood plain.

POSSIBLE AMENDMENT:

Change Official Plan land use designation by adding a Specific Area policy to the Open Space designation to reflect the intended use, location, form and scale of the proposal.

Change Zoning By-law Z.-1 from an Open Space Special Provision (OS4(2)) Zone which permits commercial recreation establishments in existing buildings; golf courses, private parks, public parks, recreational golf courses and sports fields without structures; conservation lands; conservation works; and cultivation or use of land for agricultural/horticultural purposes, to:

- at 1310 Adelaide Street North, another Open Space Special Provision (OS4(_)) Zone to permit commercial uses including bake shops, catalogue stores, clinics, convenience service establishments, day care centres, duplicating shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail stores, service and repair establishments, studios, video rental establishments, and brewing on premises establishments; golf courses, private parks, public parks, recreational golf courses and sports fields without structures; conservation lands; conservation works; and cultivation or use of land for agricultural/horticultural purposes, with special provisions for a reduced minimum exterior side yard depth of 3.5 metres, a maximum lot coverage of 15.5 percent, a requirement for a maximum of 77

parking spaces, and a minimum floor slab elevation of 243.6 metres (250 year flood elevation), and,

- at 795 Windermere Road, an Open Space (OS4) Zone to permit golf courses, private parks, public parks, recreational golf courses and sports fields without structures; conservation lands; conservation works; and cultivation or use of land for agricultural/horticultural purposes.

The City may consider additional zoning special provisions for a maximum gross floor area and/or height for the proposed building, maximum exterior yard and front yard setbacks, maximum gross floor areas for specific uses, and additional regulations and/or holding provisions related to flood proofing and obtaining the required permits from the Upper Thames River Conservation Authority.

HOW TO COMMENT:

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention Barb Debbert **by November 29, 2016**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

Please Note: 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, 519-661-2500 extension 4937.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 5 Councillor Maureen Cassidy (office 519-661-2500 extension 4005, email mcassidy@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Official Plan and Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

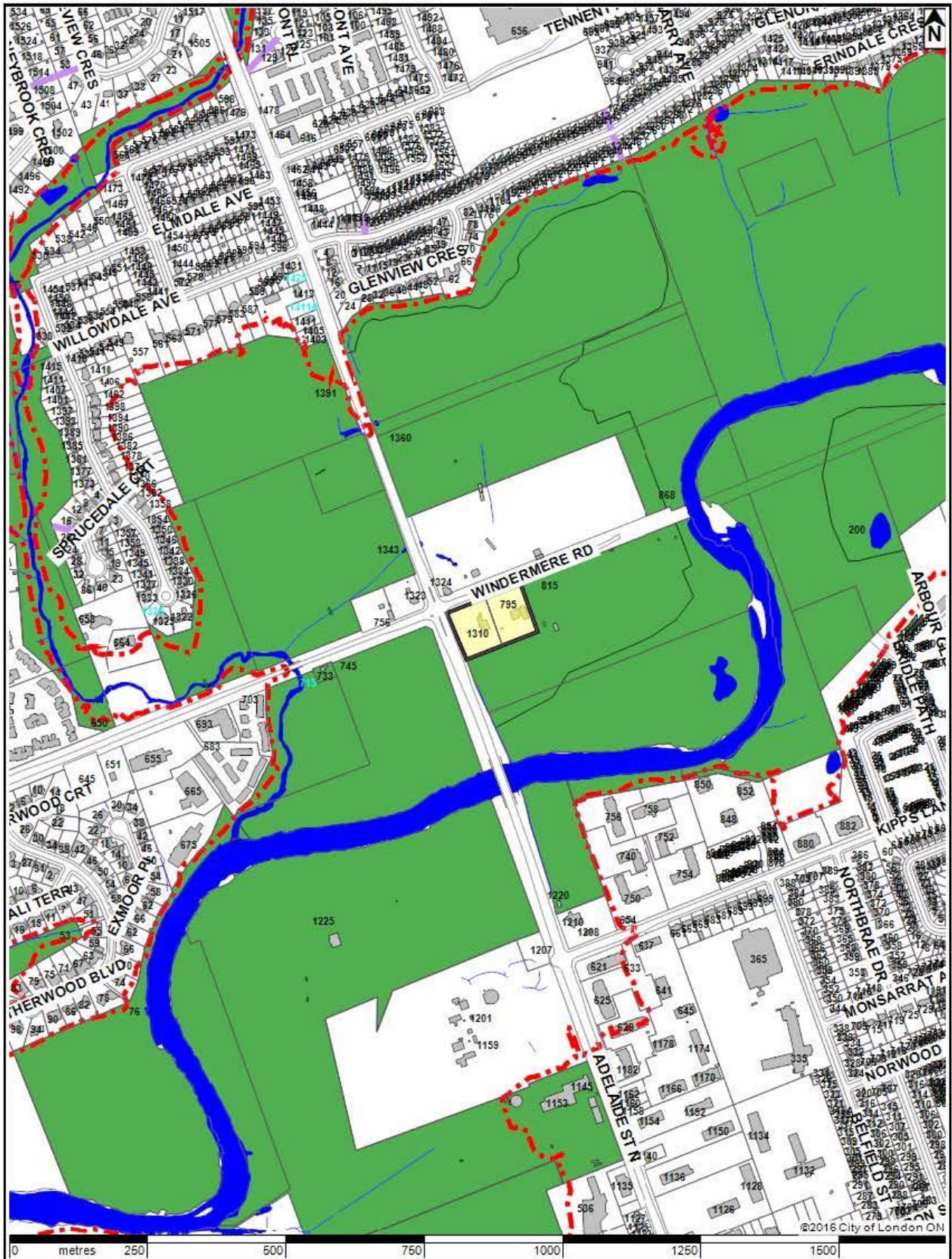
FOR MORE INFORMATION:

If you wish to view additional information or material about the requested amendments, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Barb Debbert at 519-661-2500 extension 5345, referring to "OZ-8709".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.








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LOCATION MAP

Subject Site: 1310 Adelaide St N and 795 Windermere Rd
 Applicant: **York Development**
 File Number: **OZ-8709**
 Planner: **Barb Debbert**
 Created By: **Barb Debbert**
 Date: **2016-11-03**
 Scale: **1:8500**

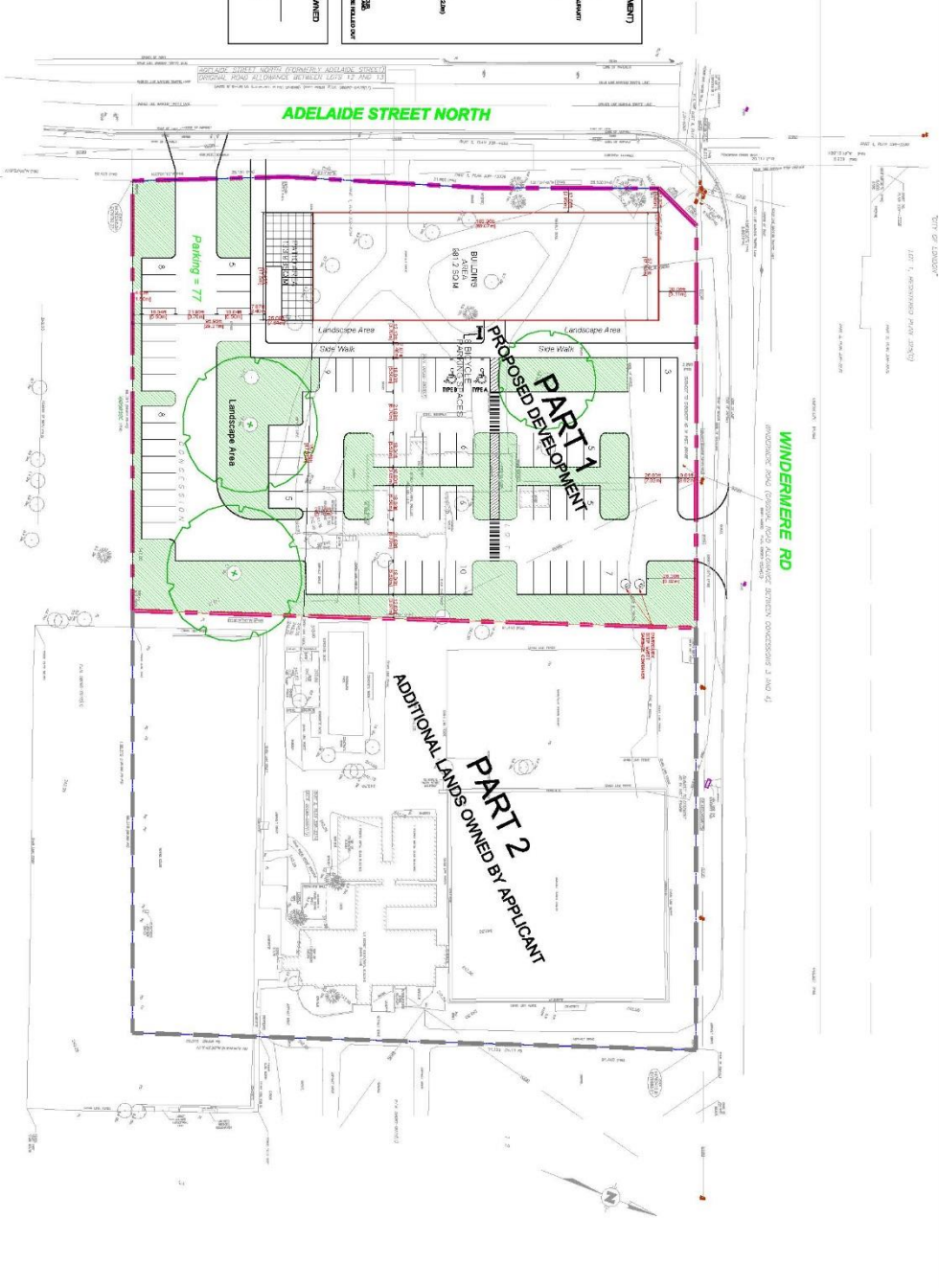
LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development



TOWN OF LONDON



PART 1 (PROPOSED DEVELOPMENT)			
RTM DATA	PROPOSED ZONING	PROPOSED	
ZONING	RESIDENTIAL	RESIDENTIAL	
RESOLUTION	1257-5	1257-5	
PROPOSED USE	RESIDENTIAL/COMMERCIAL	RESIDENTIAL/COMMERCIAL	
DEVELOPER	1257-5	1257-5	
PROPOSED TOTAL GROSS FLOOR AREA	4500 SQ. M	4500 SQ. M	
PROPOSED TOTAL GROSS FLOOR AREA	4500 SQ. M	4500 SQ. M	
PROPOSED TOTAL GROSS FLOOR AREA	4500 SQ. M	4500 SQ. M	
PROPOSED TOTAL GROSS FLOOR AREA	4500 SQ. M	4500 SQ. M	
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PROPOSED TOTAL GROSS FLOOR AREA	4500 SQ. M	4500 SQ. M	



DRAWN BY: SM	DATE: Sep 27, 2016
SCALE: 1/4"	DRAWING TITLE: Concept Plan
JOB TITLE: 1310 Adelaide St N.	DWG NUMBER: OPT 03
London	



PERSPECTIVE VIEW