



Z-8787
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August 10, 2017

**NOTICE OF PUBLIC MEETING BEFORE THE
PLANNING & ENVIRONMENT COMMITTEE
for ZONING BY-LAW AMENDMENT APPLICATION**

APPLICANT:

2367698 Ontario Inc.

LOCATION:

639 York Street - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to provide for the adaptive re-use, and additions to, an existing building for a new public utility use.

POSSIBLE AMENDMENT

Change Zoning By-law Z.-1 from a Restricted Service Commercial (RSC2/RSC4/RSC5) Zone which permits such uses as, but not limited to: animal clinics; automobile rental establishments; home and auto supply stores; pharmacies, liquor, beer and wine stores; restaurants; convenience stores; support offices; and, building supply outlets to a Restricted Service Commercial Special Provision (RSC2/RSC4(*)/RSC5) Zone. The requested Restricted Service Commercial Special Provision "RSC4(*)" Zone would add a "public utility" use to the list of permitted uses in the Restricted Service Commercial "RSC4" Zone and provide for the following regulations: a minimum lot depth of 58 metres; a minimum front yard setback of 3.1 metres; a minimum (east) interior side yard setback of 0.25 metres; a minimum rear yard setback of 0.25 metres; a maximum lot coverage of 49%; a maximum height of 13 metres; a total gross floor area of 7,492 square metres; 80 parking spaces; 2 loading spaces (each measuring 9 metres in length); and, a parking area setback from the required road allowance of 2 metres.

PUBLIC MEETING:

By letter dated June 14, 2017, you were informed of the possible amendment described above.

You are now advised that the Planning & Environment Committee will consider this application at its meeting on **Monday, August 28, 2017, no earlier than 4:30 p.m.** Meetings are held in the Council Chambers of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning & Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

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, 519-661-2489 extension 4937.

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.

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 4 Councillor Jesse Helmer (office phone # 519-661-2489 ext. 4004, email jhelmer@london.ca) would be pleased to discuss any concerns you may have with this application.

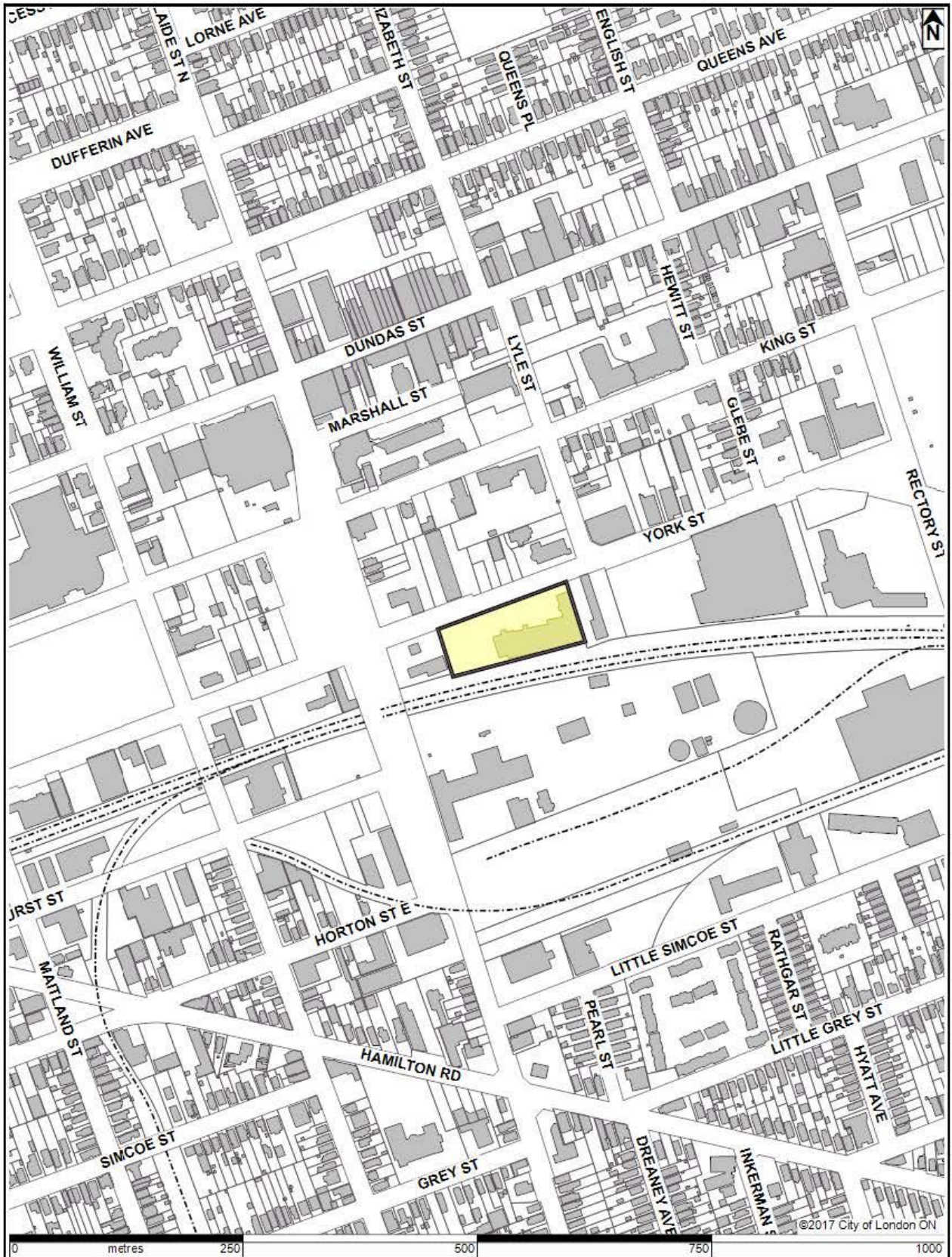
FOR MORE INFORMATION:






Copies of this report are available from Planning Services and will be available at the Planning & Environment Committee meeting. If you wish to view additional information or material about the requested Zoning By-law amendment, it is available for public viewing at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Brian Turcotte at 519-661-2489 extension 4651, referring to "Z-8787".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the 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 and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



LOCATION MAP	LEGEND
<p>Subject Site: 639 York Street Applicant: Start Communications File Number: Z-8787 Planner: Brian Turcotte Created By: Brian Turcotte Date: 2017-08-02 Scale: 1:5000</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<ul style="list-style-type: none">  Subject Site  Parks  Assessment Parcels  Buildings  Address Numbers

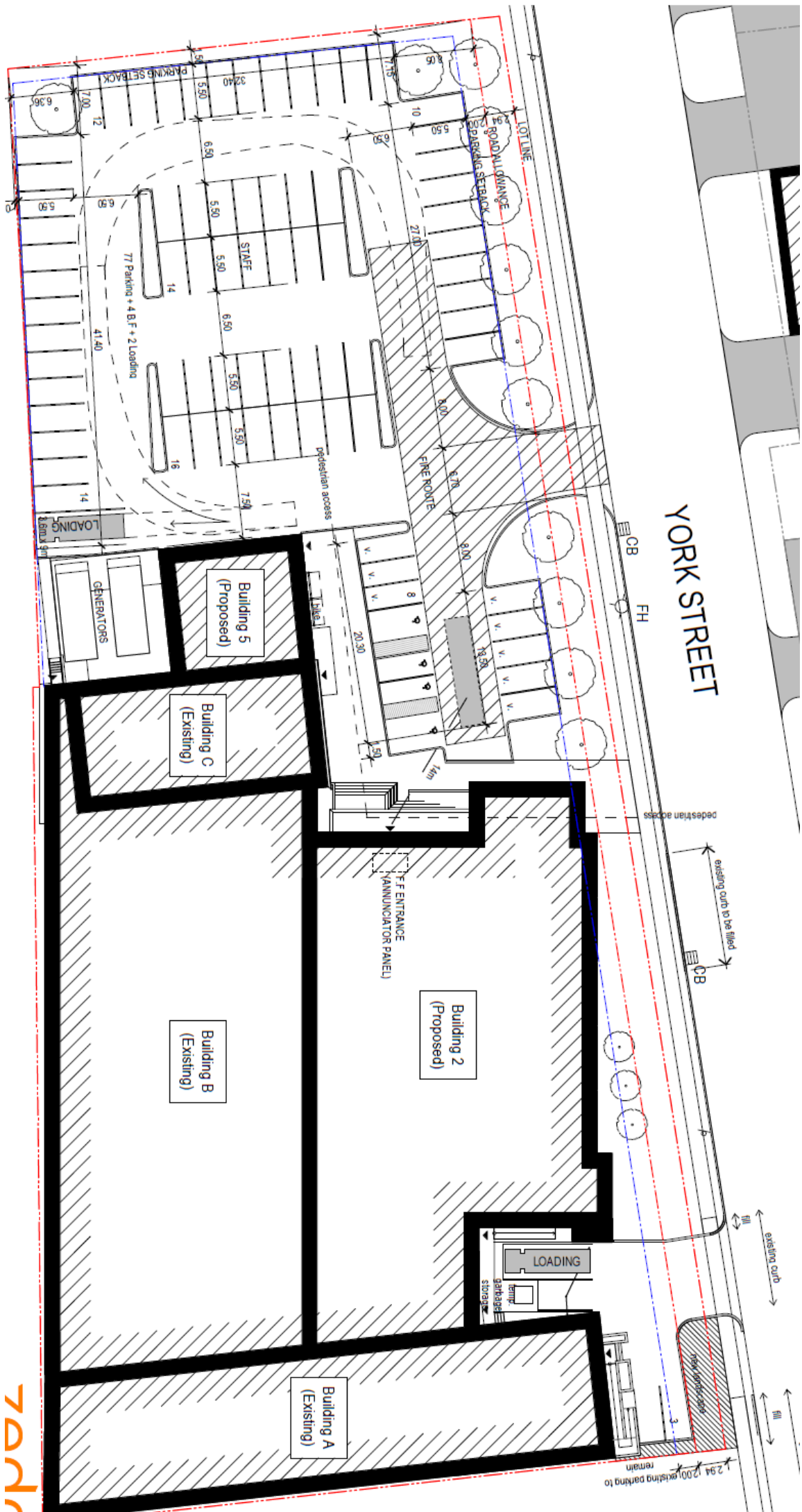


Figure 1 - Proposed Site Plan

Figure 2 – Rendering

