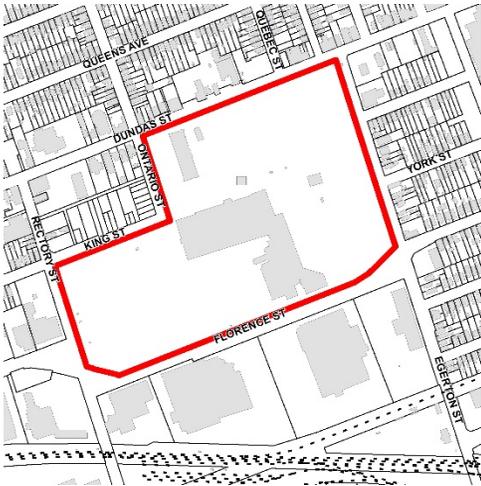




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

900 King Street & 925 Dundas Street



File: OZ-8937

Applicant: City of London & Western Fair Association

What is Proposed?

Official Plan and Zoning amendments to allow:

- existing and new uses including casinos; race track operations; fairgrounds; hotels; and other commercial, recreational or entertainment uses
- a bonus zone for increased height
- a single parking rate for all permitted uses; required parking on adjacent lots; and other site conditions

LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 23, 2018**

Melissa Campbell

mecampbell@london.ca

519-661-CITY (2489) ext. 4650

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

File: OZ-8937

london.ca/planapps

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

Jesse Helmer

jhelmer@london.ca

519-661-CITY (2489) ext. 4004

**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: August 8, 2018

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To adopt the permitted uses for the Western Fairgrounds as identified in The London Plan.

Requested Zoning By-law Amendment

To add definitions for casinos and table gambling, race track operations, fairgrounds, and urban agriculture. To change the zoning from a Regional Facility Special Provision (RF(2)) Zone to a Regional Facility Special Provision (RF(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Regional Facility (RF(2)) Zone.

Permitted Uses: Adult secondary schools, ancillary residential and/or hostels and accommodations together with permitted uses in this zone; places of worship; commercial parking structures and/or lots; commercial schools; community colleges; day care centres; elementary schools; emergency care establishments; group home type 2; hospitals; institutional uses; libraries; nursing homes; private schools; recreational buildings; secondary schools; stadia; supervised residences; universities.

Special Provision(s): Additional permitted uses: uses and facilities of the Western Fair Association and accessory uses.

Height: Maximum 40 metres.

Requested Zoning

Zone: Regional Facility (RF(_)) Zone.

Permitted Uses: No change requested.

Special Provision(s): To replace current additional permitted uses with casinos; race track operations; fairgrounds; hotels; restaurants; retail stores; boutiques; amusement game establishments; amusement parks; auditoriums; ancillary office uses; urban agriculture; brewing on premises establishments and craft breweries. To recognize a single parking rate requirement for all permitted uses; that required parking may be located on adjacent lot(s); and other site conditions as may be necessary.

Height: See Bonus Zone below.

Bonus Zone: Increased height maximum 50 metres.

The City may also consider the use of holding 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 Regional Facilities in the Official Plan, which permits institutional type uses including hospitals; universities; community colleges; major recreational facilities; cultural facilities; large religious institutions; military establishments; and correctional or detention centres as well as uses permitted in the Community Facilities designation as the main uses.

The subject lands are in the Institutional Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of institutional uses and accessory uses; a limited amount of retail; and mixed-use buildings. On the Western Fairgrounds, entertainment and recreational uses; and hotels will also be permitted.

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. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/planapps) page at london.ca.

See More Information

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

- visiting Planning Services at 206 Dundas Street, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or

- viewing the application-specific page at london.ca/planapps.

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 Services 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. 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 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 of the Council of the City of London to the Ontario Municipal Board.

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 <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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 accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.