



O-8788

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NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN AND DOWNTOWN COMMUNITY IMPROVEMENT PLAN (CIP)

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

APPLICANT:

City of London

LOCATION:

Downtown (Business Improvement Area) generally includes the lands east of the Thames River, north of the CN Rail lines, west of Colborne Street and meandering north to Oxford Street. Please see attached map for more details.

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan amendment is to amend the boundary of the Downtown CIP to include the Richmond Row area. Expansion of the Downtown CIP boundary (CIP project area) is being considered so that the City may provide financial incentive programs to properties within an expanded CIP Area. This action would implement Council's recent citywide review of financial incentives to support community improvement to provide Façade Improvement Loans and Upgrade to Building Code Loans in the Richmond Row area effective January 1, 2018.

POSSIBLE AMENDMENT:

A number of amendments are required to facilitate a change to the Downtown Community Improvement Plan Boundary, including:

1. **Amendment of the Downtown Community Improvement Plan** text to expand the Downtown CIP project area to include the Richmond Row area, and to *Figure 1 – The Downtown Community Improvement Area* to show the (new project area) boundary.
2. **Official Plan Amendment (1989 Plan)** to Section 14.2.2 ii) to include reference to Richmond Row, and to *Figure 14.1 – Areas Eligible for Community Improvement* to show the new boundary of the Downtown CIP area; and
3. **Official Plan Amendment (London Plan)** to *Map 8 – Community Improvement Project Areas* to show the new boundary of the Downtown CIP area.

Please note that changes to Chapter 14 - "Community Improvement Plans" of the 1989 Official Plan and Community Improvement Plan Policies of the "Our Tools" Chapter of the London Plan are proposed pursuant to Section 28 of the Planning Act, through which the City can provide financial incentives to property owners.

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 Amanda-Brea Watson **by August 15, 2017**, if possible. **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. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

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.

Your representative on City Council, Ward 13 Councillor Tanya Park (office 519-661-2489 extension 4013, e-mail tpark@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Official Plan amendment and Downtown Community Improvement Plan 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 INFORMATION:

If you wish to view additional information or material about the requested Official Plan amendment, 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 Amanda-Brea Watson at 519-661-2489 extension 5843, referring to "File number O-8788".

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 & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.