



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

ONTARIO HERITAGE TRUST

APR 07 2015



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

April 1, 2015

Drewlo Holdings Inc.  
P.O. Box 6000  
Komoka, ON  
N0L 1R0

Ontario Heritage Foundation  
10 Adelaide Street East  
Toronto ON  
M5C 1J3

**RE: DESIGNATION OF 1266 RIVERSIDE DRIVE  
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

---

Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

A handwritten signature in black ink, appearing to read 'Linda Rowe'.

Linda Rowe  
Deputy City Clerk

/mc

cc: Don Menard, Heritage Planner

encl.

The Corporation of the City of London  
Office: 519-661-2500 ext. 0916  
Fax: 519-661-4892  
mcarson@london.ca  
www.london.ca

## Public Notices - April 2, 2015

Communications | Thursday, April 02, 2015

### PLANNING APPLICATIONS

#### Notice of Public Meeting

The Planning and Environment Committee will consider the following matters at a Public Participation Meeting to be held **Tuesday, April 7, 2015**. The meeting will take place in **City Hall, Council Chambers**. Comments in writing to be considered at the Public Participation Meeting may be sent to the Committee Secretary, H. Lysynski at ([hlysynski@london.ca](mailto:hlysynski@london.ca)). If you have any questions or would like to provide comments, please see "Providing Comment" below.

**Item not to be heard before 4:15 p.m.**

**Delegated Authority for Heritage Alteration Permits** – A by-law proposed to enable the City Planner to approve certain alterations to heritage designated properties. Heritage Planner: K. Gonyou (Dundas)

#### Notice of Public Meeting

The Planning and Environment Committee will consider the following matters at a Public Participation Meeting to be held **Monday, April 20, 2015**. The meeting will take place in **City Hall, Council Chambers**. Comments in writing to be considered at the Public Participation Meeting may be sent to the Committee Secretary, H. Lysynski at ([hlysynski@london.ca](mailto:hlysynski@london.ca)). If you have any questions or would like to provide comments, please see "Providing Comment" below.

**Items not to be heard before 4:00 p.m.**

**85 - 91 Meg Drive** - The purpose and effect of the requested Official Plan and Zoning By-law amendment is to recognize the existing place of worship and allow for future expansion to the building. Possible change to Zoning By-law Z.-1 **FROM** a Light Industrial (LI3/LI6/LI7) Zone and Light Industrial (LI6/LI7) Zone which permits a range of light industrial related uses, **TO** a Light Industrial Special Provision (LI3/LI6/LI7( )) Zone which will add a Place of Worship to the list of permitted use and allow for reductions to setbacks and parking requirements. File: Z-8451 Planner: E. Lalande (Dundas)

**1070, 1072, 1080 - 1088 Adelaide Street North & 621 - 623 Huron Street** - The purpose and effect of this zoning change is to permit a pharmacy and to recognize the existing built form on the site. Possible change to Zoning By-law Z.-1 **FROM** a Community Shopping Area (CSA2) Zone **TO** a Community Shopping Area Special Provision (CSA2( )) Zone to permit the pharmacy use in addition to the existing permitted uses. The City may also consider special provisions to recognize the setbacks from the existing buildings, and to address the location of onsite parking. File: Z-8452 Planner: S. Wise (Dundas)

**Item not to be heard before 4:30 p.m.**

**1959 Wharncliffe Road South** - The purpose and effect of this application is to permit the development of a Low Density Residential and Multi-Family Medium Density Residential plan of subdivision on a 22.3 hectare parcel of land located immediately northwest of the intersection of Wharncliffe Road South and Bostwick Road. The revised plan of subdivision reduces the number of single detached residential lots from 167 to 153, maintains the two medium density residential blocks (Blocks 154 and 155), four convenience commercial blocks (Blocks 156-159), and institutional block (Block 165), increases the number of walkway blocks from two to three (Blocks 166-168), the number of open space blocks from two to four (Blocks 170-173), the number of future development blocks to five (Blocks 160-164), adds a walkway/service corridor block (Block 169), and decreases the number of local public streets to five (an extension of Bakervilla Street to the north and to the east, an extension of Debra Drive to the north, an extension of Westpoint Heights to the north, an extension of Savoy Street to the north and a new Street "A"). Possible amendment to the Southwest Area Plan to change the designation on portions of these lands from "Low Density Residential" to "Open Space", and "Open Space" to "Low Density Residential". Possible Official Plan Amendment to change the designation of a portion of these lands of this plan from "Environmental Review" to "Low Density Residential" to permit single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare, change the designation for a portion of these lands from "Low Density Residential" to "Open Space", change the designation for a portion of these lands from "Open Space" to "Low Density Residential", and to change Schedule 'B1' for a portion of these lands to remove the "Unevaluated Vegetation Patch" a delineation and the "Potential Naturalization Corridor" delineation. Possible change to Zoning By-law Z.-1 from an Urban Reserve (UR4), Environmental Review (ER) and Open Space (OS1) Zone to a Residential R1 (R1-4) Zone to permit single detached dwellings on lands west of Savoy Street with a minimum frontage of 12m and a minimum lot area of 360m<sup>2</sup>; a Residential R8 (R8-4) Zone to support medium density residential uses such as stacked townhouses, apartment buildings and senior citizen apartment buildings at a maximum density of 75 units/ha (30 units/acre), and a maximum building height of 13m; a Residential R9 Zone (R9-3/H30) to support high density residential uses such as apartment buildings and senior citizen apartment buildings with a maximum density of 100 units/ha (40 units/acre) and a maximum building height of 32m; a Convenience Commercial (CC6) Zone to permit a limited range of convenience commercial uses such as convenience stores, medical/dental offices, food stores, offices, pharmacies and restaurants which service the immediate neighbourhood; a Neighbourhood Facility (NF1) Zone to permit a range of institutional uses such as churches, community centres, day care centres and fire stations; two separate Convenience Commercial CC6 Special Provision CC6( )) Zones to permit different building forms, additional uses and changes to the regulations; and an Open Space (OS4) Zone to protect lands with existing ecological features and functions. The City is also considering the application of a Holding (h) Provision across the subject lands. The holding provision is to ensure the orderly development of lands and the adequate provision of municipal services and to amend Schedule "B1" – Natural Heritage Features of the Official Plan to remove "Unevaluated Vegetation Patch" and "Potential Naturalization Area" delineations from the subject lands. A Subject Lands Status Report and Scoped Environmental Impact Study (EIS) report, prepared by Biologic, have been submitted. The EIS report is

### Related Content

[Previous Notices - Archives](#)

[Tenders and Proposals](#)

### Contact Us

Communications

Phone: 519-661-4792

E-mail: [cocc@london.ca](mailto:cocc@london.ca)



yards. To permit two parking spaces with each space measuring 2.7m x 4.5m whereas 2.7m x 5.5m is required. Detached Accessory Structure: To permit a west interior side yard setback of 0.7m whereas 2.1m is required. To permit a rear yard setback of 0.4m whereas 2.1m is required.

*If you wish to be notified of a decision of the Committee of Adjustment, you must appear in person or by Counsel at the hearing and file a written request with the Secretary-Treasurer of the Committee of Adjustment. An appeal from a decision of the Committee of Adjustment to the Ontario Municipal Board shall be filed within 20 days of making the decision. Any appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, in person at 7<sup>th</sup> Floor, City Hall, 300 Dufferin Ave., London, ON, or Mail to City of London, P.O. Box 5035, ON N6A 4L9. 519-661-4988.*

#### CONSENTS

The London Consent Authority will be considering the following applications for consent no earlier than April 16, 2015

**B.013/15 – 445-451 Dundas Street East** – Request to sever and convey approximately 436m<sup>2</sup> from 445-451 Dundas Street East to 439 Dundas Street East for the purpose of existing office and residential uses, and to retain approximately 582m<sup>2</sup> for the purpose of existing retail uses.

*If a person or public body that files an appeal of a decision of the City of London Consent Authority in respect of the proposed consent does not make written submissions to the Consent Authority, before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal. If you wish to be notified of the decision of the Consent Authority in respect of the proposed consent you must make a written submission to the City of London Consent Authority, 300 Dufferin Avenue, 6<sup>th</sup> Floor, London, Ontario, N6A 4L9. Additional information on these applications is available at the Consent Authority Office, Development and Compliance Services, Development Services, 6<sup>th</sup> Floor, City Hall, 300 Dufferin Avenue, London, Ontario 519 930-3500.*

#### NOTICES

##### Notice of Intention to Designate Place of Architectural and/or Historical Value -

NOTICE IS HEREBY GIVEN that the Council of The Corporation of the City of London intends to designate as a place of architectural, historic and/or contextual value or interest the following property in accordance with the *Ontario Heritage Act, R.S.O. 1990*:

**Property Description – 1266 Riverside Drive, The Cedars**

**Publication Date – April 2, 2015**

**Last Date for Objection – May 4, 2015**

This property is located on the north side of the Thames River in the City of London, Ontario, east of the Byron Bridge. The two and a half storey white wood frame structure located on the property, locally known as the Cedars, faces Springbank Park across the Thames River. The double arcade verandah of the Cedars is uncommon in London, contributing to its significance. The distinctive and symmetrical form of the white, wood-clad two and a half storey dwelling with its cross gable roof and flanking brick chimneys contributes to the recognition of the Cedars as a landmark. The historical or associative value of the Cedars is derived to its associations with prominent Londoners, as well as its role in supporting boating and leisure activities along the Thames River. The detailed reasons for designation of this property can be seen in or obtained from the Office of the City Clerk, Room 308, City Hall, 300 Dufferin Avenue, London, Ontario N6A 4L9 during normal office hours (8:30 a.m. to 4:30 p.m. Monday to Friday). Any person who objects to any intended designation must, **within thirty days** after the date of the first publication, serve on the City Clerk a notice of objection in writing, setting out the reason for the objection and all relevant facts. The *Ontario Heritage Act* provides that where a notice of objection has been served, the Council shall refer the matter to the Conservation Review Board for a hearing. DATED at London, Ontario on April 2, 2015. Catharine Saunders, City Clerk

#### FOR YOUR INFORMATION

##### Community Consultation for the new Southwest Community Centre, YMCA and Library

Learn more at the community open house on **Wednesday, April 15 from 7-9 p.m.** at Westmount Mall (Viscount Road entrance). Questions or comments please email: [swcc@london.ca](mailto:swcc@london.ca)