



London  
CANADA

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

File Number: SP13-039285  
Lead Staff Member: Stephanie Wilson  
tel: 519-661-2500 ext. 5294  
fax: 519-661-5397  
e-mail: [stwilson@london.ca](mailto:stwilson@london.ca)  
website: <http://www.london.ca>

November 19, 2013

## NOTICE OF APPLICATION for Approval of Site Plan Application

The City of London has received an application for Site Plan approval for a parcel of land as shown on the map attached. The proposed Site Plan is described below. We are advising you of these applications to invite your comments and the comments of nearby property owners.

<b>APPLICANT:</b>	Farhi Holdings Corporation
<b>LOCATION:</b>	<b>Municipal Address:</b> 350 Oxford Street East <b>Planning District:</b> North London
<b>PURPOSE AND EFFECT:</b>	The purpose and effect of this proposal is to develop the subject lands, as shown on the attached map. The Site Plan, as proposed, would result in a pharmacy.
<b>PROPOSAL:</b>	The site is presently zoned within a holding Convenience Commercial [CC6(5) (h-5, h-103, h-156)] Zone, and an Automobile Service Station [SS] Zone.  Consideration of the Site Plan requires minor variances to accommodate the proposed plan.
<b>PLANNING POLICIES:</b>	The Official Plan designates these lands as "Multi-Family, Medium Density Residential".
<b>HOLDING PROVISIONS</b>	<p>The purpose of the "h-5" holding provision is to ensure that development takes a form compatible with adjacent land uses. Agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the <i>Planning Act, R.S.O. 1990, c. P.13</i>, prior to the removal of the "h-5" symbol.</p> <p>The purpose of the h-103 holding provision is to ensure that urban design is addressed at site plan. A site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates the design objectives as identified in the Council resolution.</p> <p>The purpose of the h-156 holding provision is to ensure landscaping enhancements are implemented within the abutting Oxford Street and Waterloo Street road allowances. The "h-156" symbol shall not be deleted until a development agreement associated with a site plan which provides for the creation of an attractive street edge at this strategic gateway location is entered into with the City of London, to achieve high quality landscaping and the creation of an attractive street edge at this strategic gateway location.</p>
<b>HOW TO COMMENT:</b>	Please call in, mail, fax or email your comments by <b>December 4, 2013</b> if possible. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. <b>Please Note:</b> Your comments and opinions submitted to the City on this matter, including your name and address, will become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.  Your representative on City Council, Nancy Branscombe (City Hall Telephone Number: 519-661-2500 ext. 7014), would be pleased to discuss any concerns you may have with this application.

**APPEALS:**

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.

Under Section 41(12) of the *Planning Act*, only the owner can appeal to the Ontario Municipal Board the Approval Authority's conditions of plan approval or the terms to be included in an agreement, if the Approval Authority neglects to make a decision within 30 days from the date of acceptance of the application. As a result, it is most important that you provide your comments as soon as possible; if you have concerns discuss the submitted application with the Lead City Staff member; if necessary, attend the future public meeting to present your concerns; and at the public meeting determine if your issues have been addressed in the recommendations on the application.

**PUBLIC MEETING:**

The appropriateness of the proposed Site Plan will be considered at a future meeting of the Planning Committee. **You will receive another notice inviting you to attend this meeting.**

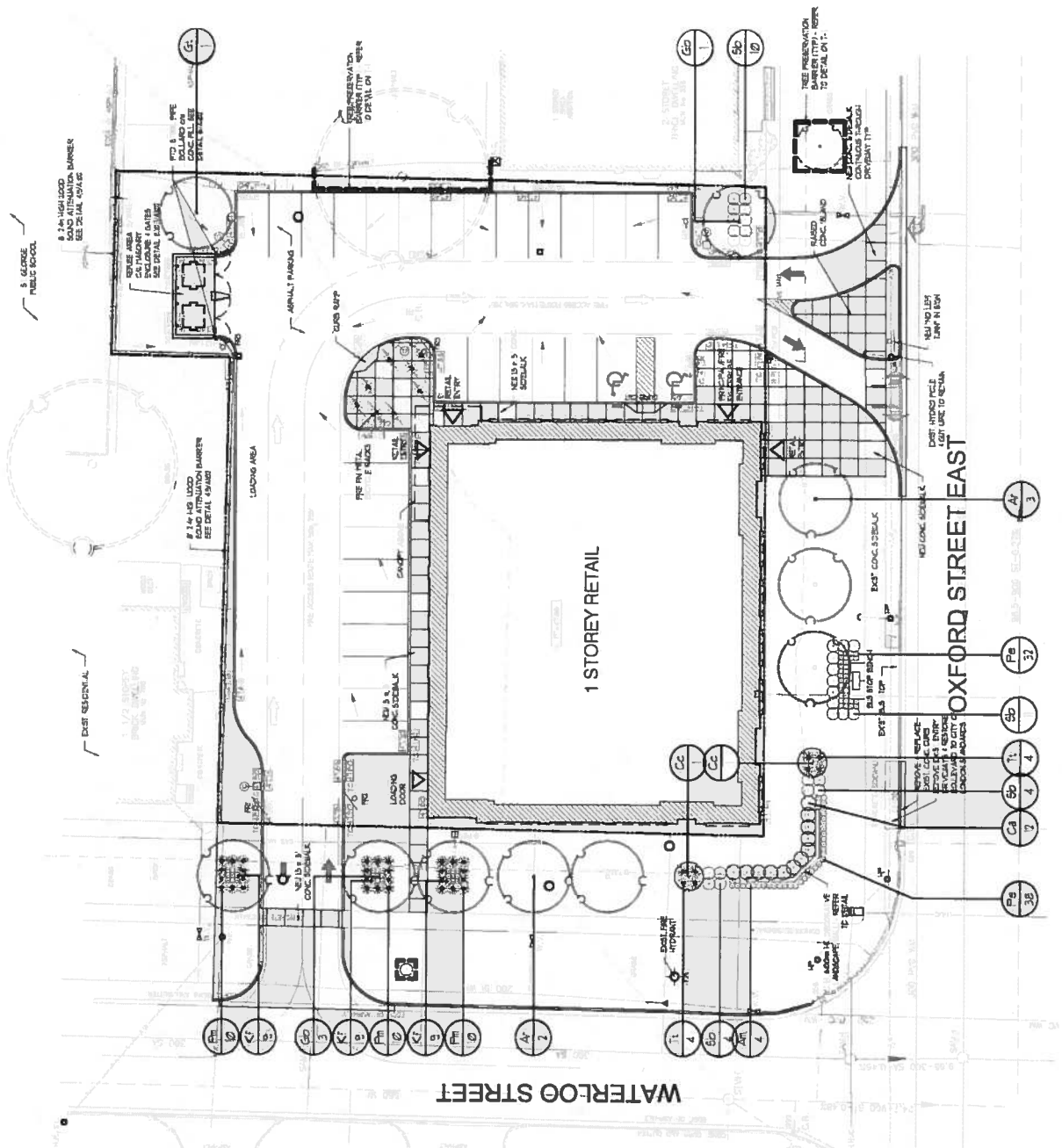
**FOR MORE INFORMATION:**

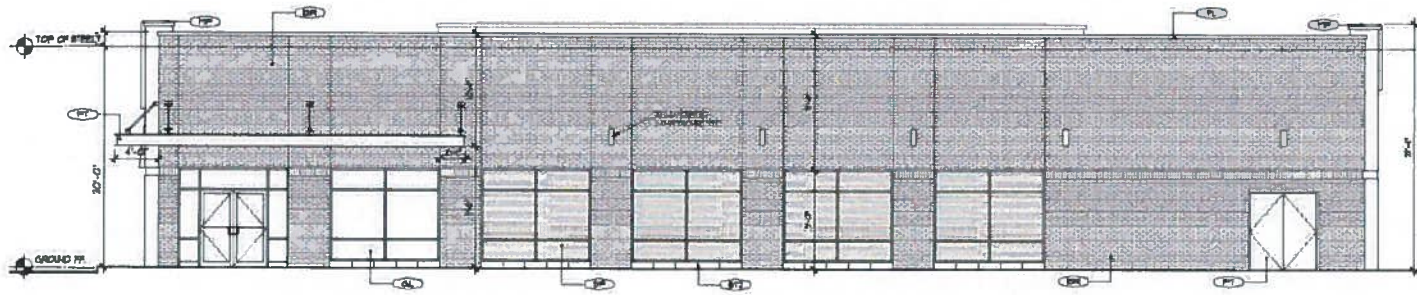
For additional information, please contact Stephanie Wilson at 519-661-2500 ext. 5294 or [stwilson@london.ca](mailto:stwilson@london.ca), referring to "File SP13-039285", or inquire at the Development Planning Division, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

**LEAD STAFF MEMBER:**

Your written comments should be sent to Stephanie Wilson, Development Planning (Team East), Development Planning Division, City of London, P.O. Box 5035, London ON N6A 4L9 or emailed to the above noted email address.

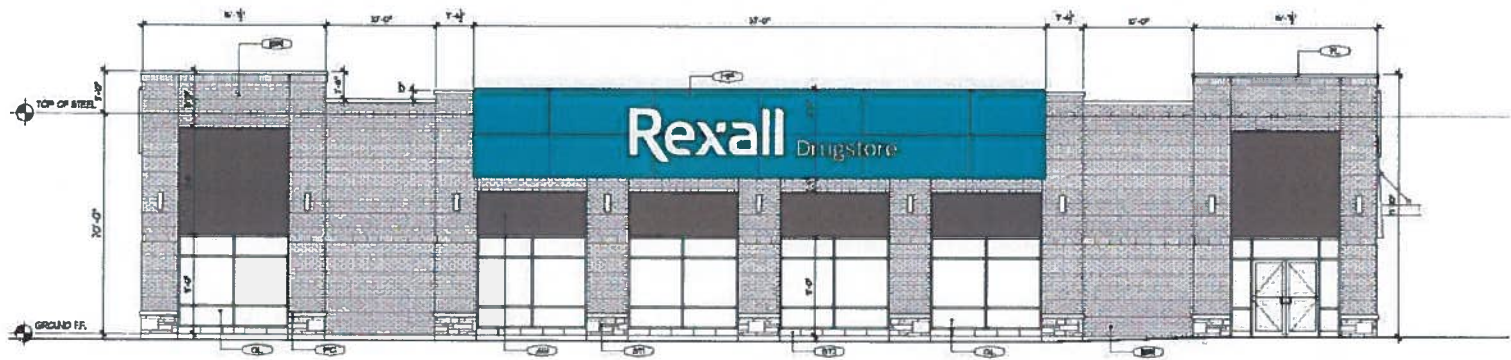
**PROPOSED SITE PLAN**





- LEGEND**
- BR** CLAY BRICK METRIC MODULAR  
3 1/2" W x 2 1/4" H x 7 5/8" L  
BRAYPTON BRICK HISTORIC SERIES BEACHVILLE  
OR APPROVED EQUAL
  - ST1** MANUFACTURED STONE VENEER  
PERNACON LARITTI STONE  
COLOUR: NEWPORT GREY
  - ST2** MANUFACTURED STONE VENEER  
PERNACON NOBLE ARCHITECTURAL SERIES STONE  
COLOUR: UNIVERSAL GREY, 24" L x 8" H x 8 1/2" D  
NOMINAL SIZE
  - TP** ALUMINUM COMPOSITE METAL PANELS  
BLUE/GREEN PANTONE 285 OR RGB C 78 M 5  
BOBOTEC 7021 POOLSIDE BLUE PVDF
  - AU** FINISH: POWDER COATED METAL,  
GARY CHARCOAL  
PTB 425 OR RGB 24 88 90  
BOBOTEC 5618 IRON MOUNTAIN PVDF
  - FL** PRE-FINISHED METAL FLASHING  
OC 35 TAN; COHEN 3000 SERIES
  - CL** EXTERIOR STOREFRONT SYSTEM  
CLEAR ANODIZED CAI  
CLEAR GLAZING
  - SP** SPANDREL PANEL  
OPAC COAT 300P 3.842 COLONIAL GRAY
  - PC** PRE-CAST CONC. BALL. PATENE BRICKS SUPPLIES  
STEEL GREY COLOUR, MEDIUM SANDBLAST FINISH TEXTURE,  
6" MIN. LENGTH, FABRICATOR ED'S CONCRETE BRICK  
STRATFORD, ONTARIO, PHONE 511 366-6990
  - PT** PAINT: GARY CHARCOAL  
PTB 425 OR RGB 24 88 90

**NORTH ELEVATION**  
8843



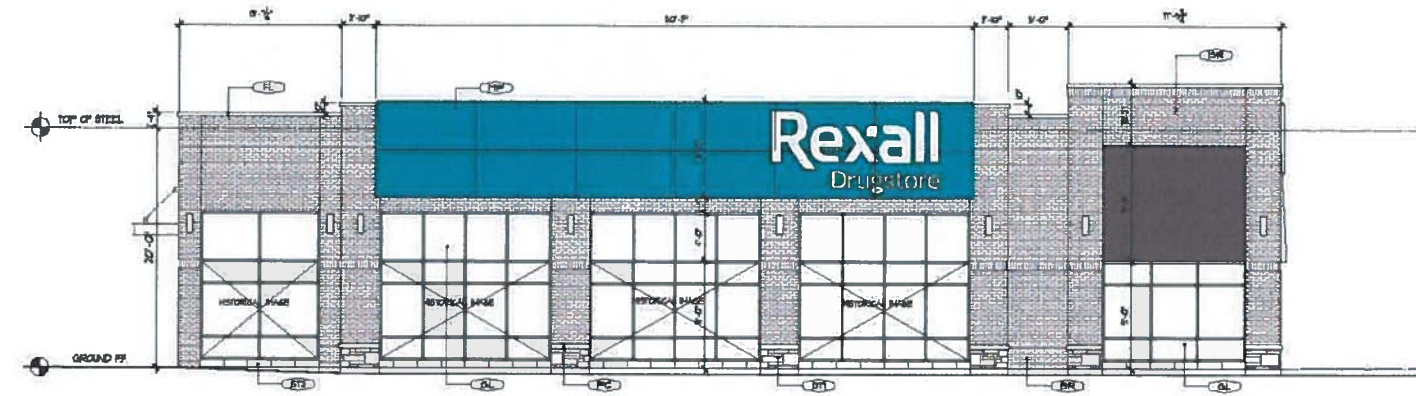
**SOUTH ELEVATION (Oxford Street)**  
8844

**PROPOSED ELEVATIONS**



**EAST ELEVATION**  
08-19

- (BN) BRAMPTON BRICK HISTORIC SERIES BEACHVILLE OR APPROVED EQUAL
- (ST) MANUFACTURED STONE VENEER  
FERNACON LAFFIT STONE  
COLOUR: NEWPORT GREY
- (BTZ) MANUFACTURED STONE VENEER  
FERNACON NOBLE ARCHITECTURAL SERIES STONE  
COLOUR: UNIVERSAL GREY, 24" L. X 6" H. X 3 1/2" D  
NOMINAL SIZE
- (MP) ALUMINUM COMPOSITE METAL PANELS  
BLUE/GREEN PAINTS: 306 OR RGB O 119 163  
6030TEC 3511 POOLSIDE BLUE PVDF
- (AU) PAINT: POWDER COATED METAL  
WARM CHARCOAL  
PT-6 425 OR RGB 64 08 30  
6030TEC 3618 IRON MOUNTAIN PVDF
- (FL) PRE-FINISHED METAL FLASHING  
QC 35 TAN: C2581 5000 SERIES
- (GL) EXTERIOR STOREFRONT SYSTEM  
CLEAR ANODIZED ALU  
CLEAR GLAZING
- (SP) SPANDREL PANELS  
OPAC COAT 3007 3.1543 COLONIAL GRAY
- (FC) PRE-CAST CONC. SILL: PATHE BUILDING SUPPLIES  
STEEL GREY COLOUR, MEDIUM SANDBLAST FINISH TEXTURE,  
8" MIN. LENGTHS, FABRICATOR: ED'S CONCRETE #5602  
STRATFORD, ONTARIO, PHONE: 511-265-6690
- (PT) PAINT: WARM CHARCOAL  
PT-6 425 OR RGB 64 08 30



**WEST ELEVATION (Historical Street)**  
08-19

**PROPOSED ELEVATIONS**