



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-Law Amendment

Address – 689 Oxford Street West



File: O-9206 & Z- 9199

**Applicant: City of London & 2399731 Ontario Limited
c/o Westdell Development Corporation**

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 22-storey residential building and 3-storey parking structure on the western portion of the site as part of a multi-phased development
- The continued use of the commercial plaza on the eastern portion of the site until later potential development phases

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 28, 2020**

Ben Morin

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519-661-CITY (2489) ext. 7360

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

File: O-9206 & Z-9199

london.ca/planapps

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

Steve Lehman

slehman@london.ca

519-661-CITY (2489) ext. 4008

**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: May 19, 2020

Application Details

Commonly Used Planning Terms are available at london.ca.

Requested Amendment to the Current Official Plan

The City has initiated an Official Plan Amendment to change the designation of the subject lands from Auto-Oriented Commercial Corridor to Multi-Family, High Density Residential. The intent is to align the 1989 Official Plan as it applies to these lands, with the policies of The London Plan, the new Official Plan for the City of London.

Requested Zoning By-law Amendment

2399731 Ontario Limited c/o Westdell Development Corporation has initiated a Zoning By-Law Amendment to change the zoning from Highway Service HS1 and HS3 and Restricted Service Commercial RSC1 and RSC4 to Residential R9-7 Special Provision Bonus for the western portion of the site and to retain the existing zoning on the eastern portion of the site to allow for the continuation of the commercial plaza. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca.

Current Zoning

Zone: Highway Service (HS1/HS3) and Restricted Service Commercial (RSC1/RSC4)

Permitted Uses: A full range of commercial services, such as animal hospitals, convenience stores, financial institutions, restaurants, and automobile rental establishments.

Requested Zoning

Zone: Residential R9-7 Special Provision (R9-7()*B())

Permitted Uses: A range of medium and higher density residential developments in the form of apartment buildings.

Special Provision(s): 8m minimum lot frontage, 5m minimum interior side yard depth for the apartment building on the north side and 8m on the east side, 1.7m interior side yard depth for the parking structure on the north side, 24% minimum landscaped open space, 47% maximum lot coverage, off-street parking reduced to 1 space per unit (166 spaces) from 1.25 spaces per unit (208 spaces), increased density from 150 Units per Hectare (UPH) to 293 UPH

Residential Density: 166 Units (293 UPH)

Height: 64 meters (22 storeys)

Bonus Zone: The bonus zone would allow for increased height and density from a maximum of 15 storeys to 22 storeys and from 150 Units per Hectare (UPH) to 293 UPH. In exchange the applicant would provide 6 units of affordable housing (90-95% average market rent for 20 years) and the creation of a walkway to connect the Stormwater Management pond west of the site through to Oxford Street West. Underground parking is not being proposed but a three-level parking structure would be provided that would reduce the footprint of parking on the site.

Zone: Highway Service (HS1/HS3()) and Restricted Service Commercial (RSC1/RSC4())

Permitted Uses: A full range of commercial services, such as animal hospitals, convenience stores, financial institutions, restaurants, and automobile rental establishments.

Special Provision(s): 1m minimum interior side yard depth, 8% minimum landscaped open space, 46% maximum lot coverage, 73 spaces of off-street parking

The intent of the second zoning change is to allow the continuation of the existing commercial plaza, which would require special provisions given the changes to the other portion of the site. The applicant intends to later replace the commercial plaza with residential and mixed-use development in later phases of the project.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the 1989 Official Plan, London's long-range planning document. The site is designated Auto-Oriented Commercial Corridor, which provides for a broad range of commercial uses that cater to vehicular traffic and single purpose shopping trips.

The subject lands are in the Transit Village Place Type in *The London Plan*, London's new Official Plan that was approved in 2016. While some policies remain under appeal, the majority of its policies are now in force and effect. The Transit Village Place Type permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change 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](#) page at [london.ca](#).

Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](#)

Future opportunity to view the application:

- When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

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 City Planning 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, City Planning staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested 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 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 by-law is passed, 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 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/>.

Existing site



Viewing easterly from the south side of the commercial plaza. On the right is Oxford Street West.



Viewing west into the future apartment site, with the rail line on the left behind the hedgerow.



Viewing west from Capulet Walk showing the access road that would become the main entrance to the proposed residential development.



Viewing south over the commercial parking lot, Capulet Walk, and commercial businesses. The foreground shows the future access for the residential development.