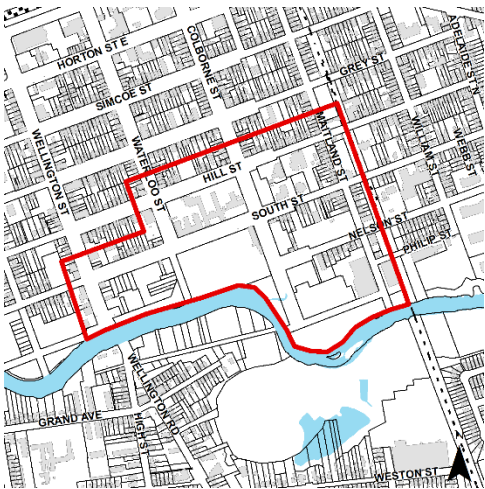


## Official Plan Amendment

# Old Victoria Hospital Lands Secondary Plan Area



**File: O-9223**

**Applicant: The Corporation of the City of London**

### What is Proposed?

Official Plan amendment to allow:

- Delete references to bonus zoning and to maintain the stated maximum building heights and densities without the use of bonus zoning;
- Delete Section 20.6.3.3 – Bonusing Policies;
- Amend Sections 20.6.4.1, 20.6.4.2, 20.6.4.3.1, 20.6.4.3.2, and 20.6.4.3.3 to remove references to bonus zoning and permit the stated maximum building height and density without bonus zoning;
- Adopt Urban Design Guidelines pursuant to Section 20.6.5.8 for the Old Victoria Hospital Phase II Lands;
- Cross-referenced with File Z-9224.

## YOU ARE INVITED!

Further to the Notice of Application you received on July 15, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, September 21, 2020, no earlier than 5:00 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

**Please refer to the enclosed Public Participation Meeting Process insert.**

For more information contact:

Catherine Maton  
cmaton@london.ca  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: O-9223

**[london.ca/planapps](https://london.ca/planapps)**

To speak to your Ward Councillor:

Councillor Arielle Kayabaga  
akayabaga@london.ca  
519-661-CITY (2489) ext. 4013

**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.**

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](https://london.ca/planapps).

## Requested Amendment to the Current Official Plan

To amend the Old Victoria Hospital Lands Secondary Plan to delete references to bonus zoning and to maintain the stated maximum building heights and densities without the use of bonus zoning. Possible amendment to the Old Victoria Hospital Secondary Plan to delete Section 20.6.3.3 – Bonus Policies; amend Sections 20.6.4.1, 20.6.4.2, 20.6.4.3.1, 20.6.4.3.2, and 20.6.4.3.3 to remove references to bonus zoning and permit the stated maximum building height and density without bonus zoning; and adopt Urban Design Guidelines pursuant to Section 20.6.5.8 for the Old Victoria Hospital Phase II Lands. Cross-referenced with File Z-9224.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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](https://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](https://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.

### Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the 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, 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](mailto: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.

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.

**The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [developmentsservices@london.ca](mailto:developmentsservices@london.ca) by September 14, 2020 to request any of these services.**