



# NOTICE OF PLANNING APPLICATION

## Official Plan Amendment

### Protected Major Transit Station Areas (PMTSAs)

**File: O-9208**

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

#### What is Proposed?

Possible amendments to *The London Plan*, 2016, to designate Protected Major Transit Station Areas (PMTSAs) and add policies pertaining to building heights and minimum densities for these areas.

PMTSAs are the areas surrounding and including an existing and planned higher order transit station or stop, generally within a 500 to 800 metre radius (a 10-minute walk) of such transit stations. PMTSAs are planned to accommodate increased residential and employment density with highly urban, mixed-use, transit-supportive forms of development. PMTSAs will support the future implementation of rapid transit services in consistency with policies of *The London Plan*.

Possible amendments are to be in accordance with section 16 (15) of the *Planning Act*.

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **July 7, 2020**

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[www.london.ca/plannapps](http://www.london.ca/plannapps)

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You may also discuss any concerns you have with your Ward Councillor. Information on how to contact your Ward Councillor can be found at [www.london.ca/city-hall/city-council](http://www.london.ca/city-hall/city-council) or by calling 519-661-5095

**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 28, 2020

# Application Details

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

## Requested Amendment to The London Plan (New Official Plan)

Possible amendment to identify Protected Major Transit Station Areas (PMTSAs) in the London Plan that align with the Downtown, Transit Villages, and Rapid Transit Corridor Place Types. Possible new policies pertaining to those PMTSAs to identify the minimum number of residents and jobs per hectare; identify permitted use, intensity and form within the PMTSAs; and identify the minimum densities in the PMTSAs. Possible amendments to the Our City chapter, Figure 5, and Map 7 in the London Plan to identify PMTSAs.

## Planning Policies

The Downtown, Transit Village, and Rapid Transit Corridor Place Types in *The London Plan* are considered for high density, mixed-use, transit-supportive development and intensification due to the location of rapid transit stations

The Downtown is planned to be the City's primary station for rapid transit, regional bus, rail and future high speed rail network. The Downtown allows for the greatest level of intensity and broadest range of uses.

Second only to the Downtown in terms of the mix of uses and intensity of development that is permitted, Transit Villages are major mixed-use destinations with centrally located rapid transit stations. They are intended to support the rapid transit system, by providing opportunities for higher density development in close proximity to rapid transit stations.

Rapid Transit Corridors connect the Downtown and Transit Villages along rapid transit routes. A wide range of permitted uses and greater intensities of development are encouraged in close proximity to transit stations to support transit usage.

## How Can You Participate in the Planning Process?

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](http://london.ca) page at [london.ca](http://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 [www.london.ca/plannapps](http://www.london.ca/plannapps).

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 location and times where the application can be viewed.

## 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 an Online Community Information Meeting

As noted that in-person services are not available due to the State of Emergency, a community information meeting will be held online to present this proposal and obtain input from interested members of the public. The meeting has not yet been scheduled, but will be in advance of the Future Public Meeting described below. You will receive a separate notice inviting you to this meeting. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Local Planning Appeal Tribunal.

## **Attend a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested Official Plan 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 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/>.

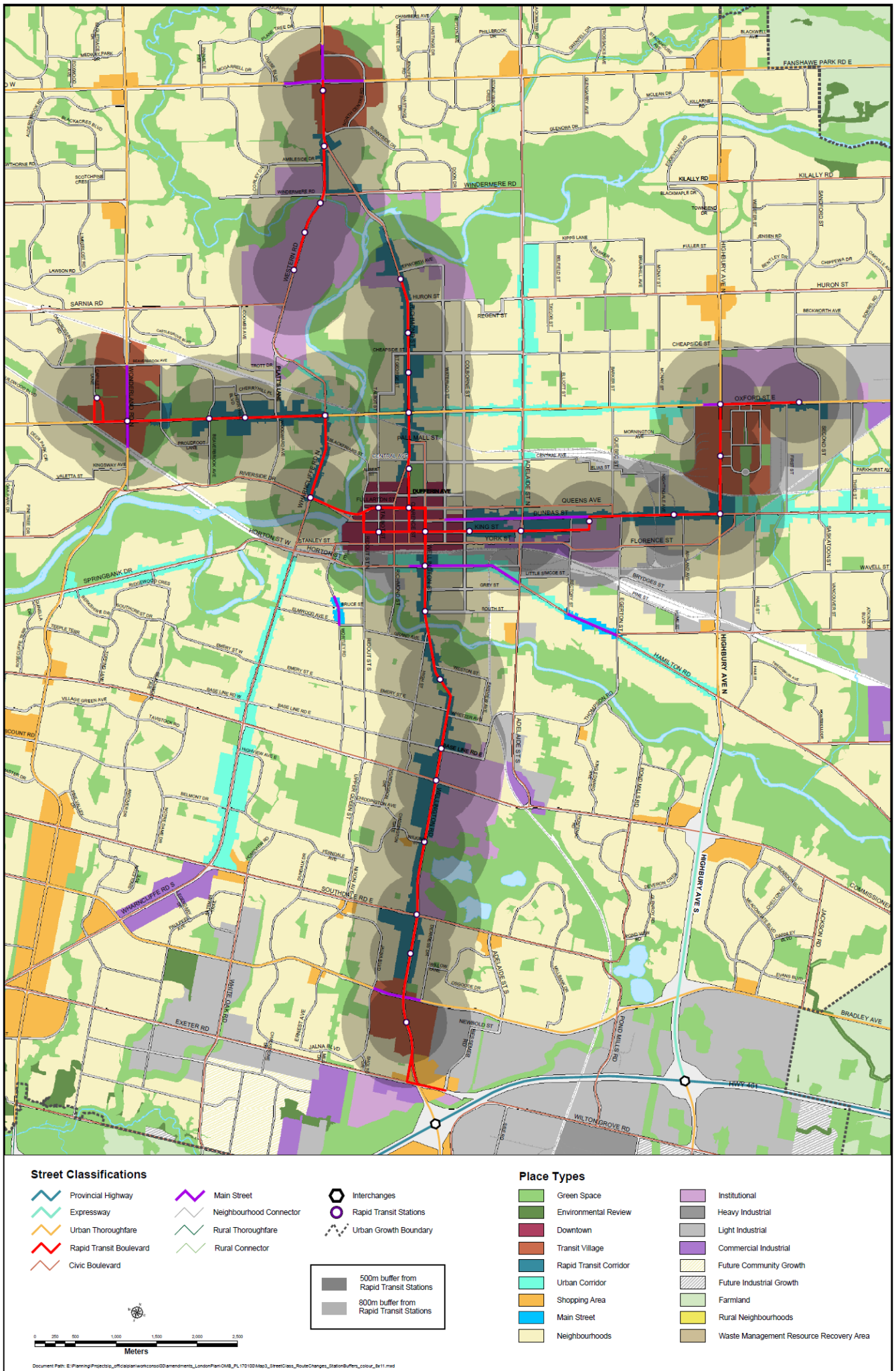
### **Notice of Collection of Personal Information**

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.

### **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 for more information.

# Map of Rapid Transit Stations



**Map of Rapid Transit Stations**

The above image represents the lands within a 500 to 800 metre radius of the rapid transit stations.