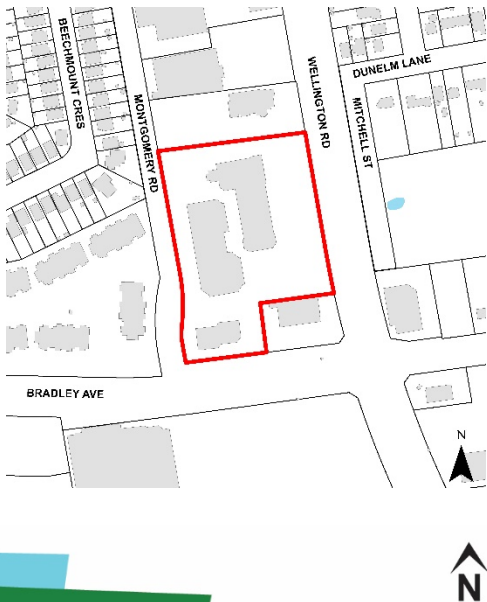




# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 1067-1071 Wellington Road



**File: O-9263/Z-9264**

**Applicant: The Corporation of the City of London and Century Centre Developments Inc.**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Three mixed-use buildings with five high-rise apartment buildings ranging from 18 to 22-storeys in height;
- 1,239 residential units;
- 1,895 square metres of office gross floor area;
- 950 square metres of retail gross floor area;
- A total of 1,334 parking spaces provided in underground and above-ground facilities;
- A mixed-use density of 554 units per hectare.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 21, 2020**

Catherine Maton

[cmaton@london.ca](mailto:cmaton@london.ca)

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: O-9263/Z-9264

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

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

Councillor Elizabeth Pelozo

[epeloz@london.ca](mailto:epeloz@london.ca)

519-661-CITY (2489) ext. 4012

**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: September 30, 2020

# Application Details

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

## Requested Amendment to the Current Official Plan

The City has initiated an Official Plan Amendment to add a Specific Policy Area to permit mixed-use apartment buildings with a maximum building height of 22-storeys (76 m) and a maximum permitted density of 554 units per hectare within the Auto-Oriented Commercial Corridor designation. 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

To change the zoning from an Associated Shopping Area Commercial (ASA1/ASA3) Zone to a Business District Commercial Special Provision Bonus (BDC( )\*B- ) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** Associated Shopping Area Commercial (ASA1/ASA3) Zone

**Permitted Uses:** Animal hospitals; convenience service establishments; convenience stores; dry cleaning and laundry plants; duplicating shops; financial institutions; grocery stores; restaurants; retail stores; personal service establishments; pharmacies; printing establishments; video rental establishments; brewing on premises establishments; clinics; day care centres; laboratories; medical/dental offices/ offices, professional; offices, service.

**Special Provisions:** None.

### Requested Zoning

**Zone:** Business District Commercial Special Provision Bonus (BDC( )\*B- ) Zone

**Permitted Uses:** Animal hospitals; apartment buildings, with any or all of the other permitted uses on the first floor; bake shops; clinics; commercial recreation establishments; commercial parking structures and/or lots; converted dwellings; day care centres; dry cleaning and laundry depots; duplicating shops; emergency care establishments; existing dwellings; financial institutions; grocery stores; laboratories; Laundromats; libraries; medical/dental offices; offices; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; video rental establishments; lodging house class 2; cinemas; brewing on premise establishment; food store; animal clinic; convenience store; post office; convenience service establishments; dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; bed and breakfast establishments; antique store; police stations; artisan workshop; craft brewery.

**Special Provisions:** Identify the Wellington Road frontage as the front lot line; permit dwelling units along the front portion of the ground floor, whereas dwelling units are required to be located at the rear of the ground floor or on or above the second storey in combination with permitted non-residential uses at the front of the building on the ground floor; a minimum rear yard depth of 0.75 metres, whereas 33 metres is required; a minimum parking rate of 1 space per residential unit, whereas a minimum of 1.25 spaces per unit is required; a minimum parking rate of 1 space per 20 square metres of retail gross floor area, whereas a minimum of 1 space per 15 square metres is required; a minimum bicycle parking rate of 0.5 spaces per residential unit, whereas a minimum of 0.75 spaces is required per residential unit.

**Bonus Zone:** A maximum building height of 22-storeys (76 metres) and a maximum mixed-use density of 554 units per hectare.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Auto-Oriented Commercial Corridor in the Official Plan, which permits commercial uses that cater to the commercial needs of the travelling public as the main uses.

The subject lands are in the Transit Village Place Type in *The London Plan*, permitting a 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 Official Plan designation and 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 Development Services 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.

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

The Planning and Environment Committee will consider the requested Official Plan and 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 official plan amendment and 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](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.

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.

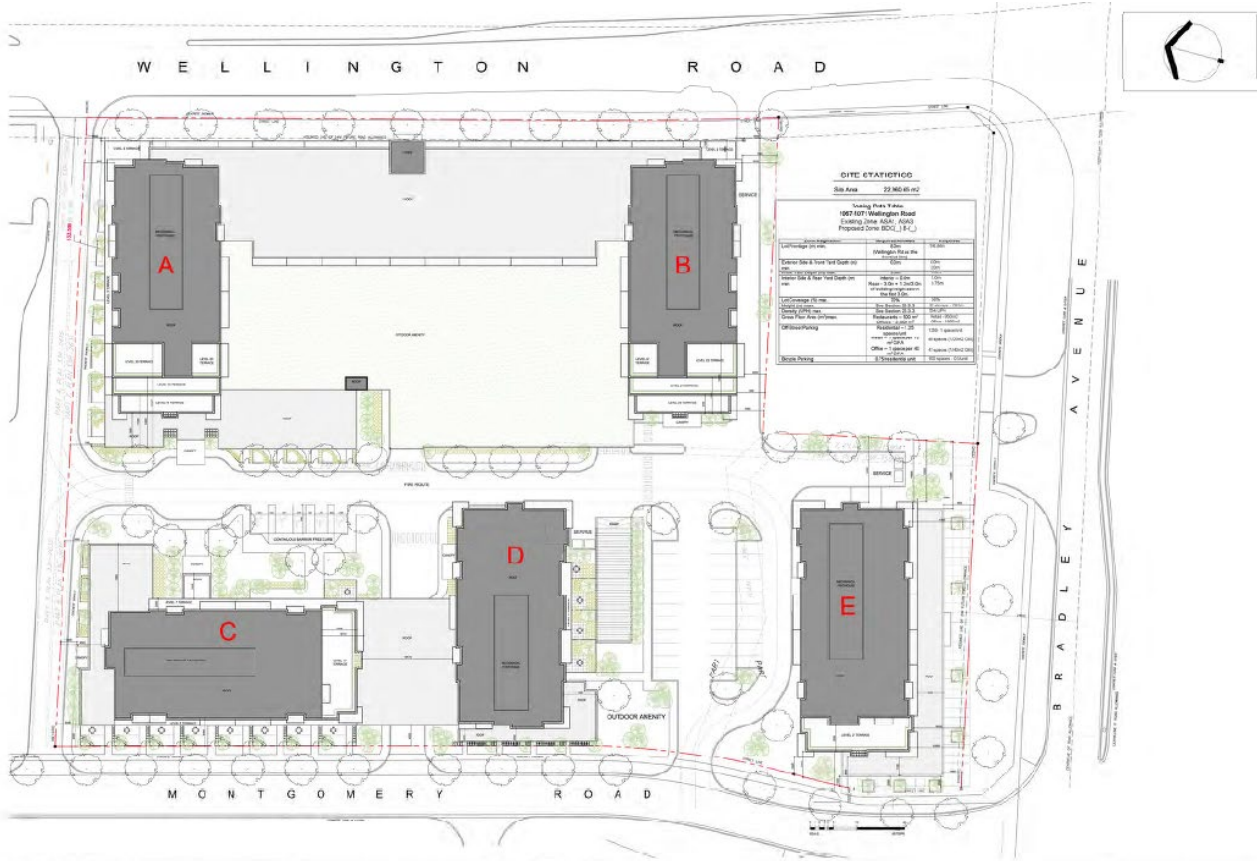
For more information go to <http://elto.gov.on.ca/tribunals/omb/about-the-omb/>.

## 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 [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

## Site Concept



**Site Concept Plan**

## Building Renderings



**Conceptual Rendering – Wellington Road Perspective**



***Conceptual Rendering – Wellington Road and Bradley Avenue Perspective***



***Conceptual Rendering – Wellington Road and Montgomery Road Perspective***

**The above images represent the applicant's proposal as submitted and may change.**