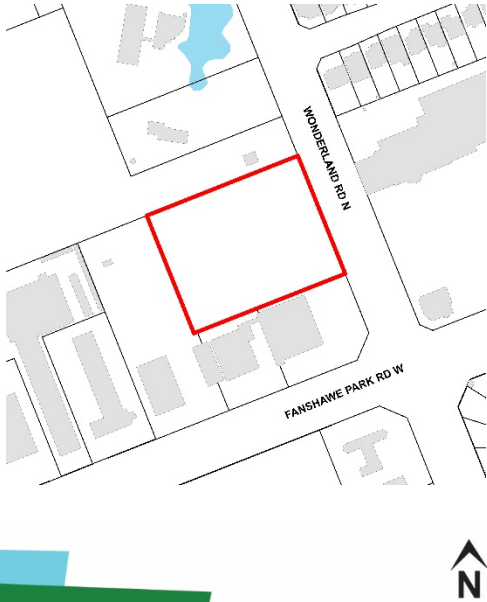




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1761 Wonderland Road North



File: OZ-9178

Applicant: 1830145 Ontario Limited

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 17-storey apartment building with 220 residential dwelling units
- Special zoning provisions to establish a maximum building height, 1000m² of commercial space on the main floor and establish a standard commercial parking rate and reduced residential parking requirements.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 20, 2020**

Sean Meksula

smeksula@london.ca

519-661-CITY (2489) ext. 5349

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

File: OZ-9178

london.ca/planapps

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

Josh Morgan

joshmorgan@london.ca

519-661-CITY (2489) ext. 4007

**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: March 4, 2020

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To add a Specific Area Policy to Chapter 10 (Policies for Specific Areas) to permit to permit a high-rise form within the Neighbourhood Commercial Node designation having a maximum residential density of 220 units/ha.

Requested Amendment to The London Plan (New Official Plan)

To add a Specific Area Policy in the Shopping Area Place Type to permit a building form having a maximum height of 17 storeys, exclusive of the mechanical penthouse.

Requested Zoning By-law Amendment

To change the zoning from a Holding Neighbourhood Shopping Area Special Provision (h-17/h-103/NSA5(5)) Zone to a Holding Neighbourhood Shopping Area Special Provision (h-17/h-103/NSA5(5)/NSA3(__)) Zone to permit a maximum density of 220 units per hectare, a maximum height of 63 metres, off street parking of 322 spaces, a maximum of 1,000m² of non-residential space within an apartment building, a maximum of 1,000m² of Gross Floor Area (GFA) for an individual permitted non-residential use, exclude this Zone variation from the compound zoning permissions of Section 3.9 1) of the Zoning By-law and pharmacy as an additional permitted use. Council may also consider the application of a bonus zone to implement the above zoning amendment. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Holding Neighbourhood Shopping Area Special Provision (h-17/h-103/NSA5(5)) Zone

Permitted Uses: bake shops, catalogue stores, clinics, convenience service establishments, day care centres, duplication shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail stores, service and repair establishments, studios, video rental establishments, and brewing on premises establishment and supermarket

Special Provision(s): i) Gross floor area maximum (for supermarket use) 3,600m², ii) maximum front yard setback 3 metres

Height: 8 metres

Requested Zoning

Zone: Holding Neighbourhood Shopping Area Special Provision (h-17/h-103/NSA5(5)/NSA3(__))Zone

Permitted Uses: bake shops, catalogue stores, clinics, convenience service establishments, day care centres, duplication shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail stores, service and repair establishments, studios, video rental establishments, and brewing on premises establishment, supermarket, any use permitted in the NSA1 Zone and an apartment building with any or all of the other permitted uses on the first and/or second floor.

Special Provision(s): To permit an apartment building with a maximum density of 220 units per hectare, a maximum height of 63 metres, off street parking of 322 spaces, a maximum of 1,000m² of non-residential space within an apartment building, a maximum of 1,000m² of Gross Floor Area (GFA) for an individual permitted non-residential use, exclude this Zone variation from the compound zoning permissions of Section 3.9 1) of the Zoning By-law and define pharmacy as an additional permitted use.

Residential Density: 220 units per hectare

Height: 63m (17-storeys)

The City may also consider holding provisions.

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 Neighbourhood Commercial Node in the Official Plan, which permits small retail stores; food stores; pharmacies; convenience commercial uses; personal services; financial institutions; service-oriented office uses such as real estate, insurance and travel agencies; community facilities such as libraries or day care centres; professional and medical/dental offices; small-scale restaurants; commercial recreation establishments; and similar uses that draw customers from a neighbourhood-scale trade area. Residential units above ground floor commercial uses may be allowed. Multi-family high or medium density residential uses may also be permitted through a zoning by-law amendment application, concurrent site plan application and

consideration of design features which allow integration of the two uses. Zoning on individual sites or areas may be for less than the full range of permitted uses.

The subject lands are in the Shopping Area Place Type in *The London Plan*, permitting a broad range of retail, commercial and residential 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](#).

See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services 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 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. 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/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 accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Building Renderings



Conceptual Rendering – Intersection



Conceptual Rendering – East View

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