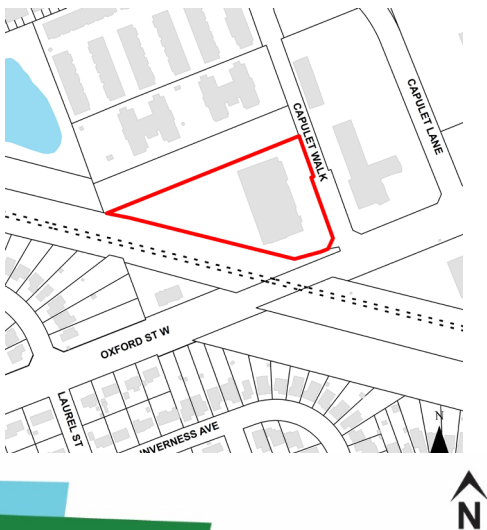




# NOTICE OF REVISED PLANNING APPLICATION

## Official Plan and Zoning By-Law Amendment

**Address – 689 Oxford Street West**



**File: O-9206 and Z-9199**

**Applicant: 2399731 Ontario Limited c/o Westdell  
Development Corporation**

### What is Proposed?

Official Plan and Zoning amendments to allow:

- A two-phased development that includes: a 17-storey building of 146 units, a 17-storey building of 167 units, and a 19-storey building of 167 units.
- A 3-level parking structure on the southwestern portion of the site.
- The interim use of the existing commercial plaza on the eastern portion of the site.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 30, 2021**

Travis Macbeth, MCIP, RPP

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

519-661-CITY (2489) ext. 5102

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

File: O-9206 & Z-9199

<http://www.london.ca/business/Planning-Development/land-use-applications/Pages/CurrentApplications.aspx>

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

Steve Lehman

[slehman@london.ca](mailto: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: July 7, 2021

# Application Details

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

## Requested Amendment to the Official Plan (1989)

Possible Amendment to the Official Plan (1989) to change the designation of the subject lands from Auto-Oriented Commercial Corridor to a Multi-Family, High Density Residential designation with Specific Areas policies. Possible amendments are to align the 1989 Official Plan, as it applies to these lands, with the policies of the new official plan (London Plan).

## Requested Zoning By-law Amendment

2399731 Ontario Limited c/o Westdell Development Corporation has applied for a Zoning By-Law Amendment to change the zoning FROM Highway Service/Restricted Service Commercial (HS1/HS3/RSC2/RSC4) Zone TO Residential Special Provision Bonus (R9-7\*B(\_)) Zone and Highway Service/Restricted Service Commercial Special Provision (HS1/HS3/RSC2/RSC4) Zone. The proposed increase in residential density through the Bonus Zoning is in exchange for eligible facilities, services, and matters outlined in Section 19.4.4 of the 1989 Official Plan. Interim retention of the existing commercial plaza is proposed. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Highway Service/Restricted Service Commercial (HS1/HS3/RSC2/RSC4) Zone

**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-(\_)) and HS1/HS3/RSC2/RSC4 Zone

**Permitted Uses:** Bonus Zone to permit medium and higher density residential use in the form of apartment buildings. Highway Service and Restricted Service Commercial Zone to allow for the interim use of the commercial plaza, for uses such as animal hospitals, convenience stores, financial institutions, restaurants, and automobile rental establishments.

**Special Provision(s):** For Building A (17-storeys, 146 units): 8m minimum lot frontage; 70m minimum front yard depth (from Capulet Walk); 3m from apartment building to north boundary; 1m from parking structure to north boundary; 8m from apartment building to east boundary; 0m from parking structure to east boundary. Rear yard depth of 30 m to apartment building and rear yard depth of 3m to parking structure. Minimum 35% landscaped open space; 50% maximum lot coverage, including parking structure; maximum density of 257 units per hectare; off-street parking minimum of 159 spaces; minimum bicycle parking of 115 spaces.

For Buildings B (17-storeys, 167 units): 40m minimum lot frontage; 3m minimum front yard depth; 3m from apartment building to north boundary; 1m from parking structure to north boundary; 8m from apartment building to east boundary; 0m from parking structure to east boundary. Minimum front yard depth of 8m to apartment building and 0m to parking structure; minimum rear yard depth of 21m; 39% minimum landscaped open space; maximum lot coverage of 36%; maximum density of 598 units per hectare; off-street parking minimum of 138 spaces; minimum bicycle parking of 130 spaces; and commercial uses permitted on ground floor of building.

For Building C (19-storeys, 167 units): 40m minimum lot frontage (Oxford St. West); Front yard depth minimum of 7m for apartment building; Front yard depth minimum of 2m for parking structure; Rear yard to north boundary 6m; Exterior side yard minimum 3m; Interior side yard of 30m from apartment building to west boundary; 0m for parking structure to east boundary; Interior side yard of 30m from building to CN Rail property and 3m from parking structure to CN rail. 30% minimum landscaped open space; maximum lot coverage of 57% including parking structures; maximum density of 470 units per hectare; off-street parking minimum of 159 spaces; minimum bicycle parking of 130 spaces; and commercial uses permitted on ground floor of building.

Existing commercial plaza: 1m minimum interior side yard depth; 8% minimum landscaped open space; 46% maximum lot coverage; minimum 73 off-street parking spaces.

**Residential Density:** 480 Units (388 UPH)

**Height:** Building A: 17 storeys; Building B: 17 storeys; Building C: 19 storeys.

**Bonus Zone:** The bonus zone would allow for the increased height and density up to a maximum of 388 units per hectare (480 units total). In exchange the applicant proposes to provide 10% of the "bonus" units as affordable units, for a total of 30 units of affordable

housing (at 85% average market rent for 10 years). Affordable units are to be confirmed with the Housing Development Corporation. The applicant also intends to provide enhanced urban design through a development agreement, for exceptional architectural and site design.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the official plan, London's long-range planning document

The subject lands are in the Transit Village Place Type in *The London Plan*, London's new Official Plan, 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.

In the 1989 Official Plan 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.

## 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](http://london.ca).

## 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/planapps](http://www.london.ca/planapps).
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## 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 landscaping, building scale and design, and the location of the proposed buildings 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](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 Ontario Land 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 Ontario Land 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 Ontario Land 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/>.

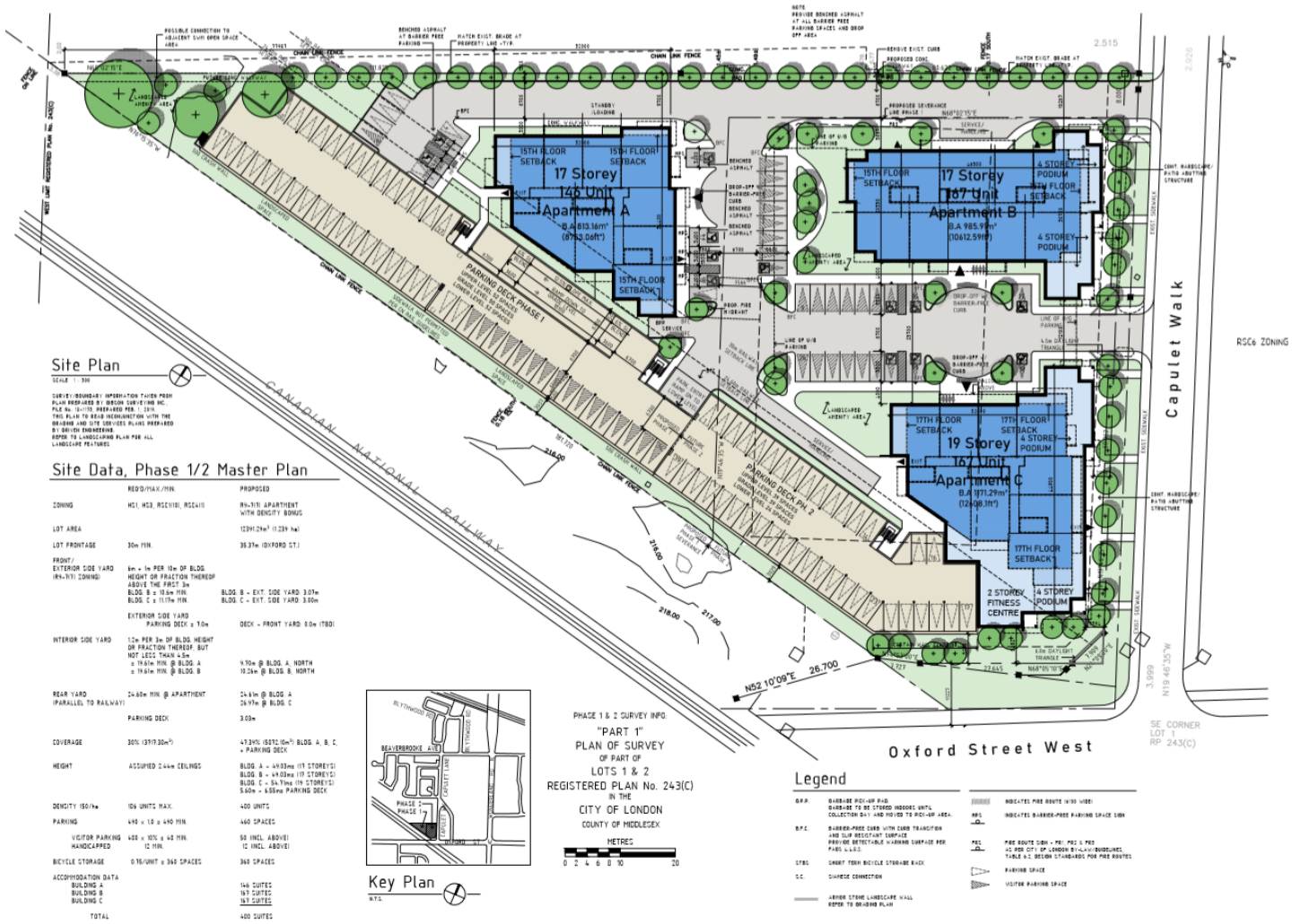
### **Notice of Collection of Personal Information**

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 [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 for more information.

# Site Concept



## Preliminary Site Plan Proposal

The above image represents the applicant's proposal as submitted and may change.

## 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 'A' 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 "Apartment 'A'" of the residential development.*



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