



# NOTICE OF REVISED APPLICATION AND PUBLIC MEETING NOTICE

## Official Plan and Zoning By-law Amendments

### 689 Oxford Street West



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

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

#### What is Proposed?

1989 Official Plan and Zoning amendments to allow:

- A two-phased development that includes:
- a 17-storey building of 146 units, an 18-storey building of 160 units, and a 21-storey building of 184 units (490 units total).
- A parking structure on the southwestern portion of the site adjacent to the railway line.
- The interim use of the existing commercial plaza on the eastern portion of the site.

## YOU ARE INVITED!

Further to the Notice of Revised Application dated July 7, 2021 you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, June 20, 2022, no earlier than 5:30 p.m.

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

T. Macbeth  
tmacbeth@london.ca  
519-661-CITY (2489) ext. 5102  
300 Dufferin Ave., London ON N6A 4L9  
File: Z-9199 and O-9206  
[london.ca/planapps](http://london.ca/planapps)

To speak to your Ward Councillor:

Steve Lehman  
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.

# Application Details

## Requested Amendment to the 1989 Official Plan

To change the designation of the property from Auto-Oriented Commercial Corridor to Multi-Family, High Density Residential with specific area policies. Amendments are to align the 1989 Official Plan, as it applies to these lands, with the policies of the London Plan (new official plan), including the Transit Village Place Type of the London Plan.

**No amendment to The London Plan is requested.**

## 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 Official Plans and the Zoning By-law are 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 Bonus Special Provision (R9-7\*B(\_)) and HS1/HS3/RSC2/RSC4 Zone

**Permitted Uses:** Bonus Zone to permit medium and higher density residential and mixed-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.

**Residential Density:** 490 units total (395 units per hectare)

**Height:** Building 'A': 17 storeys or 50m maximum ; Building 'B': 18 storeys or 52m maximum; Building 'C': 21 storeys or 60m maximum.

**Bonus Zone:** An increase in the permitted maximum density with Bonus Zoning, to 395 units per hectare (490 units total). The proposed services, facilities and matters to support Bonus Zoning include enhanced building design, underground parking, and provision of affordable housing.

**Special Provisions:** For Building 'A': 17 storeys or 50m maximum height; 146 dwelling units maximum; 8.0 m minimum lot frontage; 8.0m minimum North Interior Side Yard (apartment building); 3.0m minimum North Interior Side Yard (parking structure); 8.0m minimum East interior side yard (apartment building); 0m minimum East interior side yard (parking structure); 3.0m West rear yard (parking structure); 35% minimum landscaped open space; 50% maximum lot coverage; maximum density 258 units per hectare; minimum 152 off-street automobile parking spaces; minimum 100 bicycle parking spaces.

For Building 'B': 18 storeys or 52m maximum height; 160 dwelling units maximum; 1.0m minimum front yard depth; 2.0m minimum North interior side yard; 6.0m minimum South interior side yard; 20m minimum East interior side yard; 35% minimum landscaped open space; 36% maximum lot coverage; maximum density 598 units per hectare; minimum 200 off-street automobile parking spaces; minimum 100 bicycle parking spaces; commercial uses permitted on ground floor.

For Building 'C': 21 storeys or 60m maximum height; 184 dwelling units maximum; 8.0m minimum South interior side yard (apartment building); 3.0m minimum South interior side yard (parking structure); 6.0m minimum West interior side yard (apartment building); 0m minimum West interior side yard (parking structure); 1.0m minimum front yard depth; 30.0m minimum North interior side yard; 35% minimum landscaped open space; 60% maximum lot coverage; maximum density 518 units per hectare; minimum 137 off-street automobile parking spaces; minimum 130 bicycle parking spaces; commercial uses permitted on ground floor.

For CN Rail setbacks: 29.0 m minimum setback (apartment building); 3.0m minimum setback (parking structure).

For commercial plaza: existing permitted uses of existing commercial plaza.

## 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. Transit Villages are planned as high-density mixed-use urban neighbourhoods. 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 was designated Auto-Oriented Commercial Corridor, which provides for a broad range of commercial uses that cater to vehicular traffic.

## 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 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.

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

### Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning 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. Neighbourhood Associations are listed on the [Neighbourgood](#) website. 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 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 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

Ontario Land 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 <https://olt.gov.on.ca/appeals-process/forms/>.

### **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 Evelina Skalski, Manager, Records and Information Services, 519-661-CITY(2489) ext. 5590.

### **Accessibility**

Alternative accessible formats or communication are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.

# Site Concept



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

# Building Renderings



Bird's eye view looking northeast (Building "A" on left).



View looking southwest (Building "B" in centre).

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