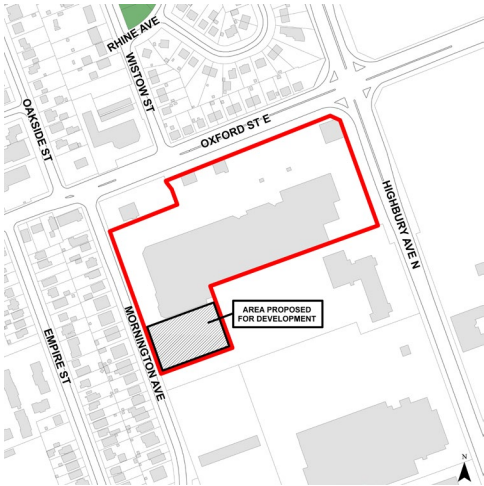




NOTICE OF REVISED APPLICATION & PUBLIC MEETING NOTICE

Zoning By-Law Amendment

625 Mornington Avenue and 1299, 1303, 1307, & 1323 Oxford Street East



File: Z-9589

Applicant: Oxbury Centre Ltd. (c/o Westdell Development Corporation)

What is Proposed?

Zoning amendment to allow:

- A 15-storey, 177-unit apartment building
- A maximum building height of 45 metres
- A maximum density of 475 units per hectare
- Special provisions for front yard depth, interior side yard depth, rear yard depth, lot coverage, and landscaped open space

YOU ARE INVITED!

Further to the Notice of Application you received on February 8, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, December 4, 2023, no earlier than 4:00 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:

Catherine Maton
cmaton@london.ca
519-661-CITY (2489) ext. 5074
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 9589

london.ca/planapps

To speak to your Ward Councillor:

Councillor Susan Stevenson
sstevenson@london.ca
519-661-CITY (2489) ext. 4004

**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: November 15, 2023

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Community Shopping Area (CS4) Zone to a Residential R9 Special Provision (R9-7()*H45) and a Community Shopping Area Special Provision (CSA4()) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Community Shopping Area (CSA4) Zone

Permitted Uses: Assembly halls; automotive uses, restricted; bake shops; clinics; commercial parking structures and/or lots; commercial recreation establishments; convenience service establishments; day care centres; duplicating shops; financial institutions; home and auto supply stores; institutions; medical/dental offices; offices; patient testing centre laboratories; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; supermarkets; taverns; video rental establishments; brewing on premises establishment; cinemas; commercial schools; private schools.

Special Provisions: None.

Residential Density: N/A

Height: 9.0 metres

Requested Zoning (Lands Proposed for Development)

Zone: Residential R9 Special Provision (R9-7()*H45) Zone

Permitted Uses: Apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

Special Provisions: A maximum building height of 45 metres; an increased maximum density of 475 units per hectare (whereas 150 units per hectare is the maximum); a reduced minimum front yard depth of 3.81 metres to the main building and 0.0 metres to the parking garage (whereas a minimum of 10.11 metres is required); a reduced minimum northerly interior side yard depth of 12.83 metres to the main building and 0.0 metres to the parking garage (whereas a minimum of 17.64 metres is required); a reduced minimum southerly interior side yard depth of 5.0 metres (whereas a minimum of 10.11 metres is required); a reduced minimum rear yard depth of 17.4 metres to the main building and 0.36 metres to the parking garage (whereas a minimum of 17.64 metres is required); an increased maximum lot coverage of 81% (whereas a maximum of 30% is permitted); and a reduced minimum landscaped open space of 12% (whereas a minimum of 30% is required).

Residential Density: 475 units per hectare

Height: 45 metres (15 storeys)

Requested Zoning (Remaining Lands)

Zone: Community Shopping Area Special Provision (CSA4()) Zone

Permitted Uses: Assembly halls; automotive uses, restricted; bake shops; clinics; commercial parking structures and/or lots; commercial recreation establishments; convenience service establishments; day care centres; duplicating shops; financial institutions; home and auto supply stores; institutions; medical/dental offices; offices; patient testing centre laboratories; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; supermarkets; taverns; video rental establishments; brewing on premises establishment; cinemas; commercial schools; private schools.

Special Provisions: A reduced southerly interior side yard depth of 0.0 metres to the existing parking garage (whereas a minimum of 10 metres is required abutting a residential zone) and a reduced rear yard depth of 0.0 metres to the existing parking garage (whereas a minimum of 10 metres is required abutting a residential zone).

Residential Density: N/A

Height: 9.0 metres (no change requested)

The City may also consider a different base zone, the use of holding provisions, and/or additional special 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. The subject lands are in the Transit Village Place Type in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

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 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
- 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 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](https://neighbourgood.ca) 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 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 Clerk 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 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

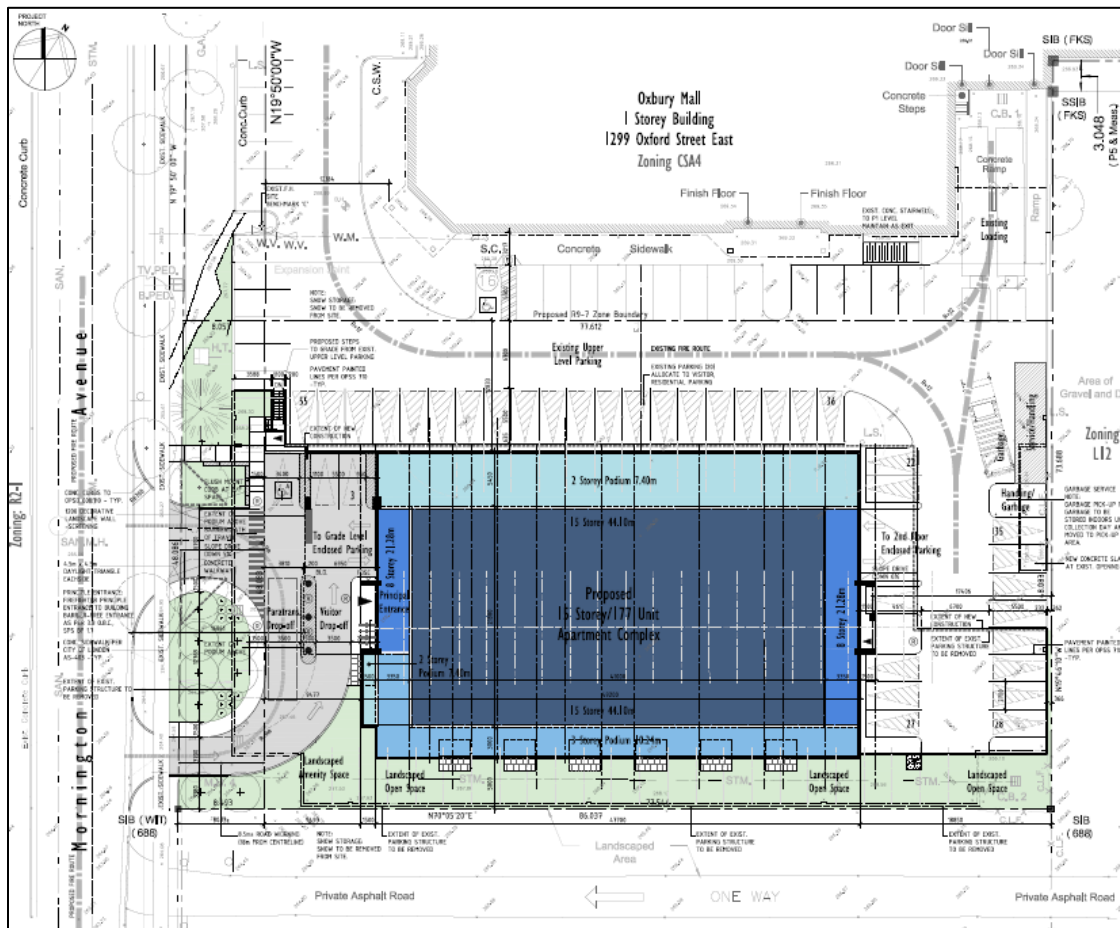
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL)

interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by November 27, 2023 to request any of these services.

Site Concept

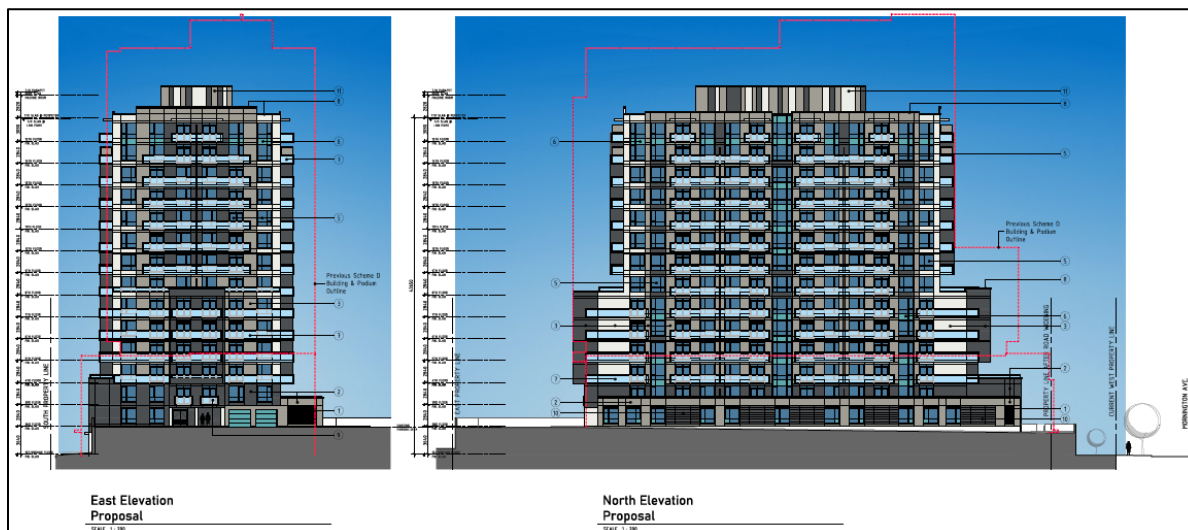


Revised site concept – November 2023

Building Elevations



West and South Building Elevations – October 2023



East and North Building Elevations – October 2023

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