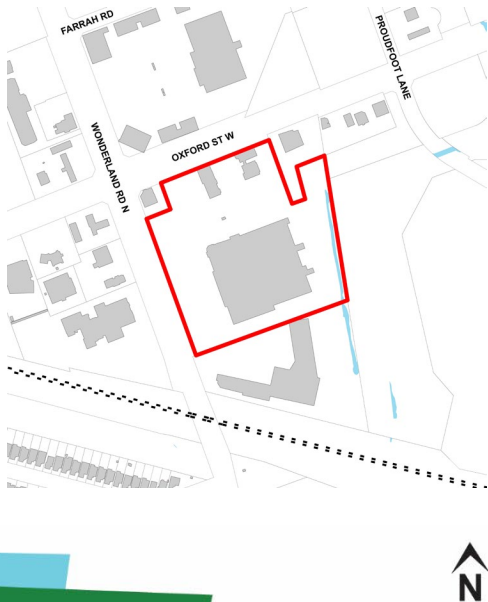




# NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

## Official Plan & Zoning By-law Amendment

### 530 Oxford Street West



**File: OZ-9712**

**Applicant: Captain Generation Mall Limited (c/o MHBC)**

#### What is Proposed?

Official Plan & Zoning amendment to allow:

- Two (2), 33-storey high-rise developments with a total of 408 units;
- Commercial space for a total of 473 m<sup>2</sup>
- A total of 426 structured parking spaces and an additional 413 surface parking spaces

## LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Wednesday, May 22, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

**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.

Please provide any comments by **April 8, 2024**

For more information contact:

Isaac de Ceuster  
[ideceust@london.ca](mailto:ideceust@london.ca)  
519-661-CITY (2489) ext. 3835  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: OZ-9712

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

To speak to your Ward Councillor:

David Ferreira  
[dferreira@london.ca](mailto:dferreira@london.ca)  
519-661-CITY (2489) ext. 4013

**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: February 26, 2024

# Application Details

## Requested Amendment to The London Plan (New Official Plan)

To add a Specific Area policy for the Transit Village Place Type to permit a maximum height of 33 storeys and delineate the subject lands on Map 7 (Specific Policy Areas) of The London Plan.

## Requested Zoning By-law Amendment

To compound a Residential R9 Special Provision (R9-7( )\*D150\*H115) Zone with the existing Community Shopping Area (CSA4) and Open Space (OS4) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Community Shopping Area (CSA4), Open Space (OS4) and Temporary T-66 Zone.

**Permitted Uses:** CSA4: 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 establishments, cinemas, commercial schools, private schools.  
OS4: conservation lands, conservation works, golf courses without structures, public parks without structures, private parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sports fields without structures.

**Residential Density:** N/A

**Height:** 9 metres

### Requested Zoning

**Zone:** Community Shopping Area/Residential R9 Special Provision (CSA4\*R9-7( )\*D150\*H115) Zone.

**Permitted Uses:** R9: Apartment buildings; Lodging House class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities.

**Special Provision(s):** A height of 115 metres, whereas a height of 13.1 metres is the maximum permitted; a front yard setback of 0.0 metres, whereas 10.0 metres is the minimum required; an exterior side yard setback of 0.0 metres, whereas 10.0 metres is the minimum required; a minimum landscape open space of 9%, whereas 9.2% is the minimum required; a maximum lot coverage of 40%, whereas a lot coverage of 30% is the maximum permitted; and to permit the uses permitted in the CSA4 zone to be located within the second floor of the towers (i.e., street level).

**Residential Density:** 150 units per hectare

**Height:** 115 metres

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 fronting a Rapid Transit Corridor (Oxford Street West) and a Main Street (Wonderland Road North). This Place Type permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses may be permitted. The subject lands are also with the Protected Major Transit Station Area, shown on Map 10 of The London Plan. The Protected Major Transit Station Area permits a minimum building height of either two storeys or eight metres and the maximum building height is 22 storeys.

## 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](http://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 Planning & Development 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 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](http://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/or 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 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 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.

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

### Notice of Collection of Personal Information

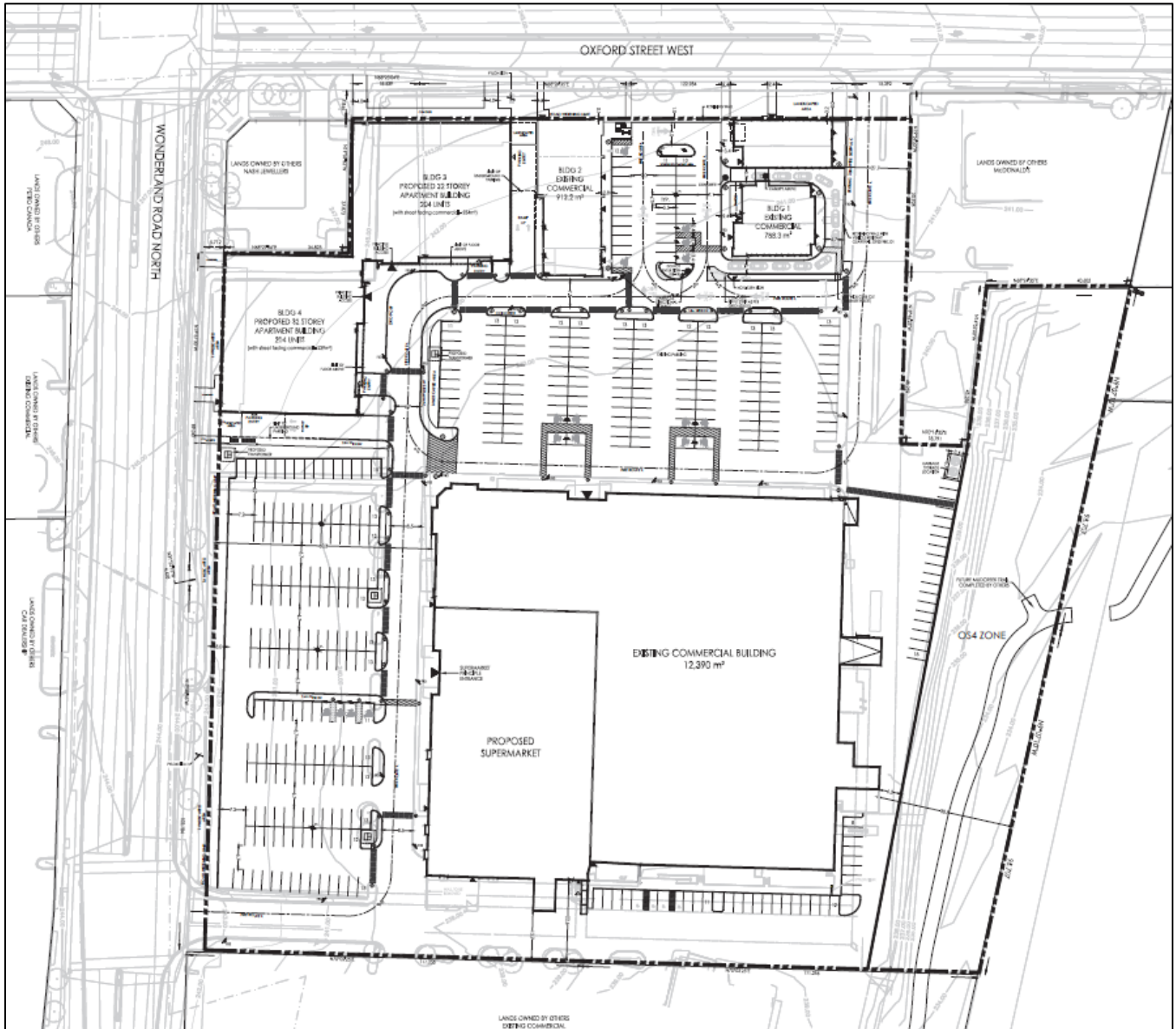
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of

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](mailto:plandev@london.ca) by May 15, 2024 to request any of these services.

## Site Concept

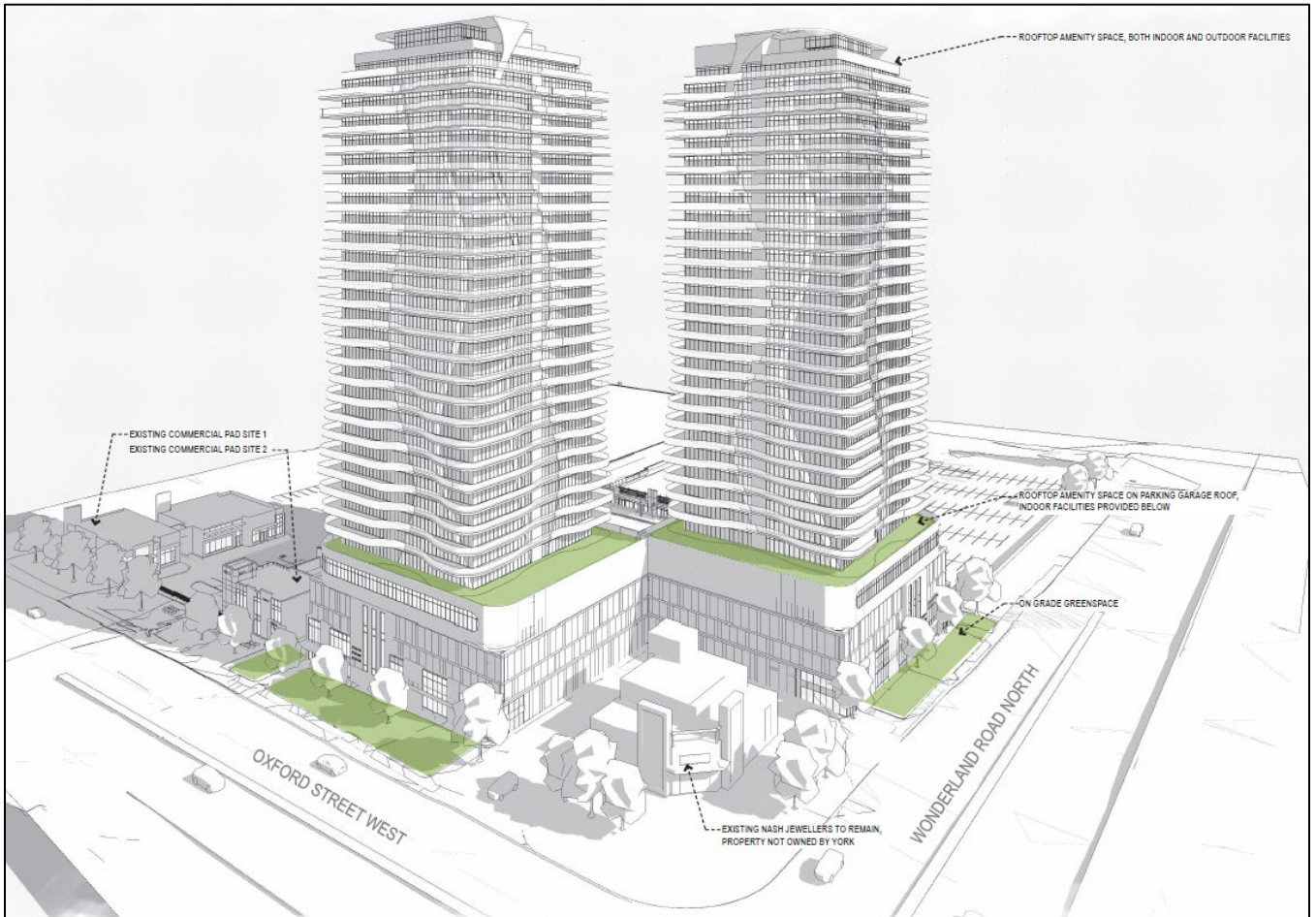


**Site concept 530 Oxford Street West – January 2024**

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

## Building Renderings

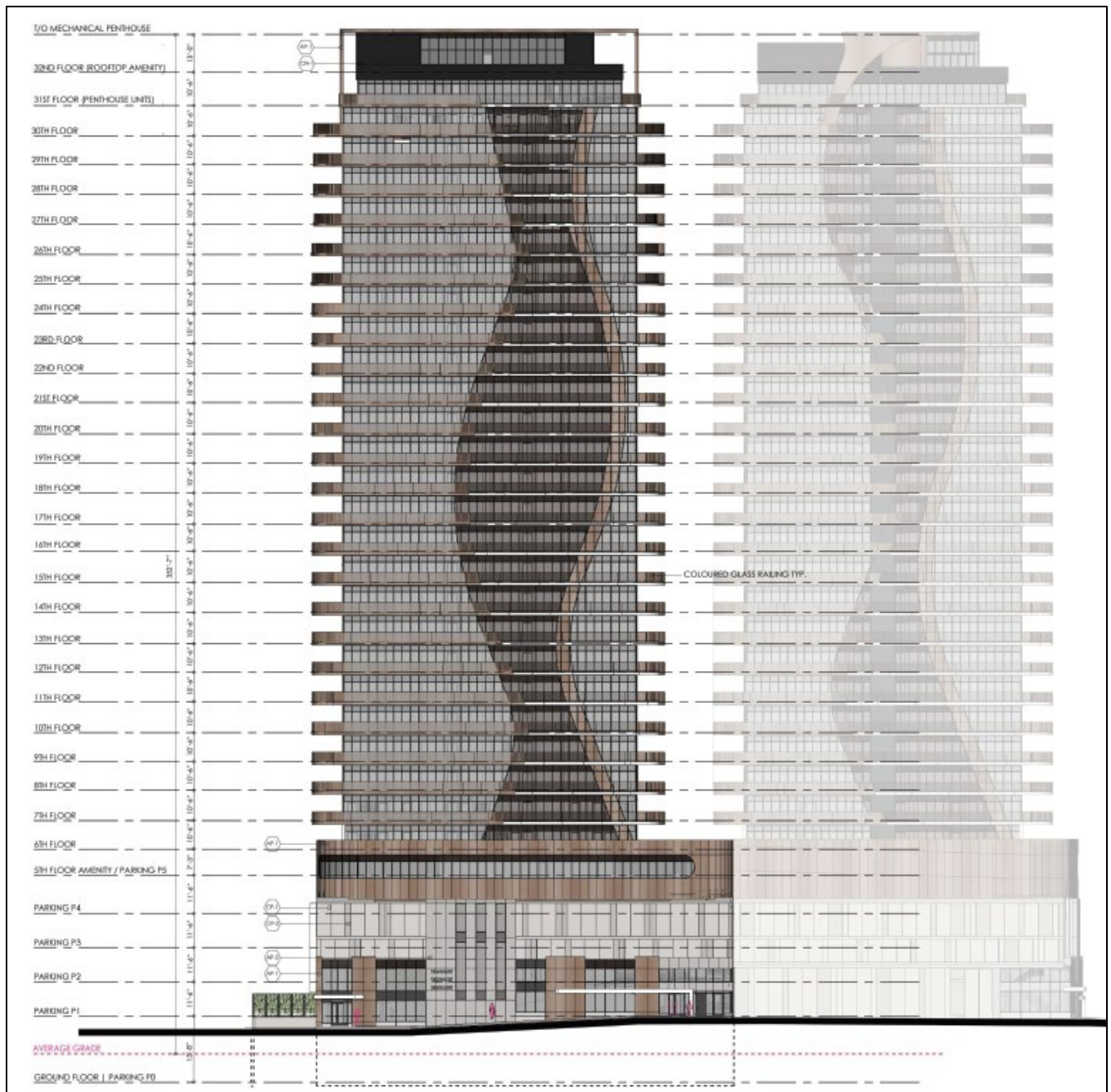




Aerial View from Oxford Street & Wonderland Road.

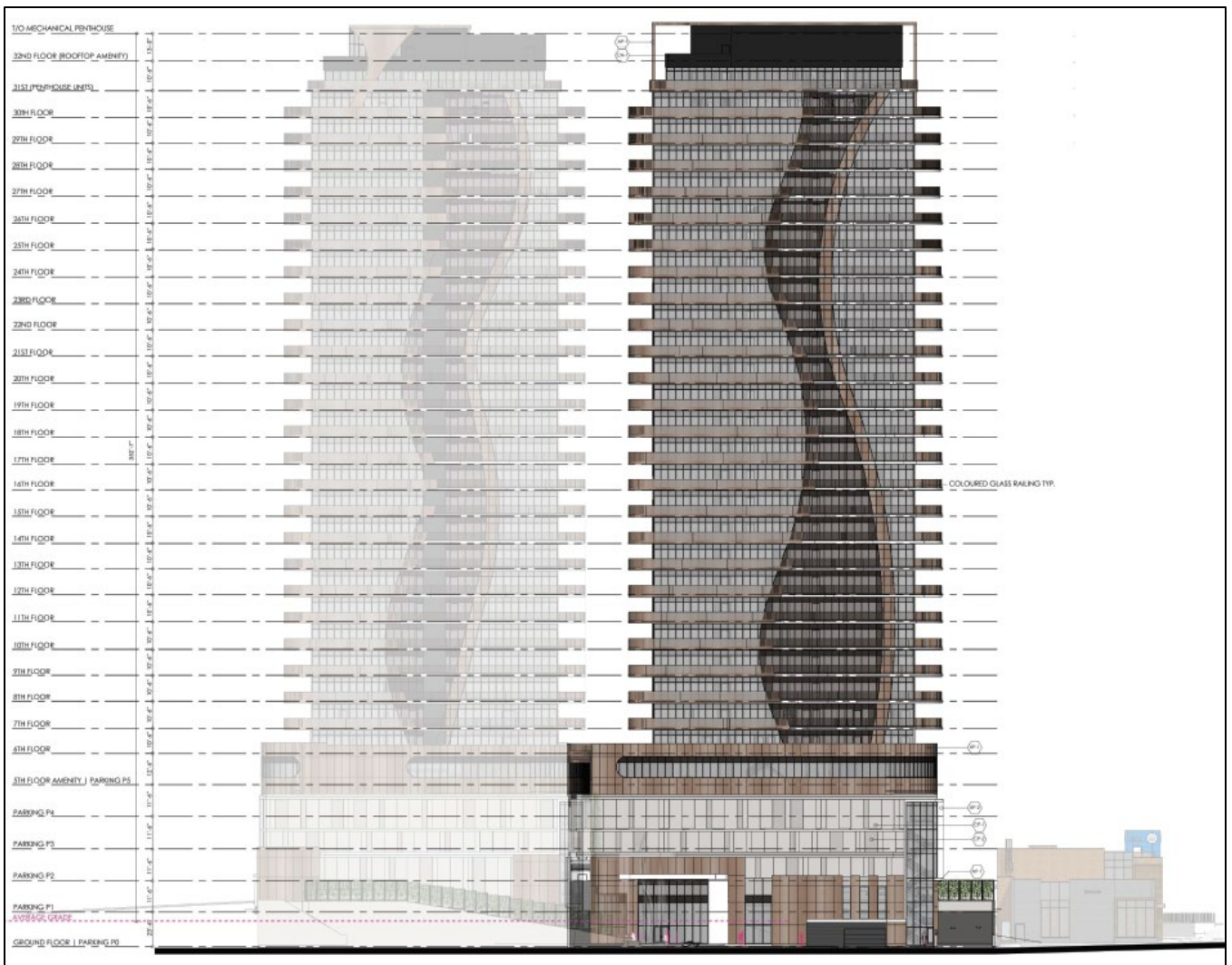


Building rendering from Oxford Street & Wonderland Road.

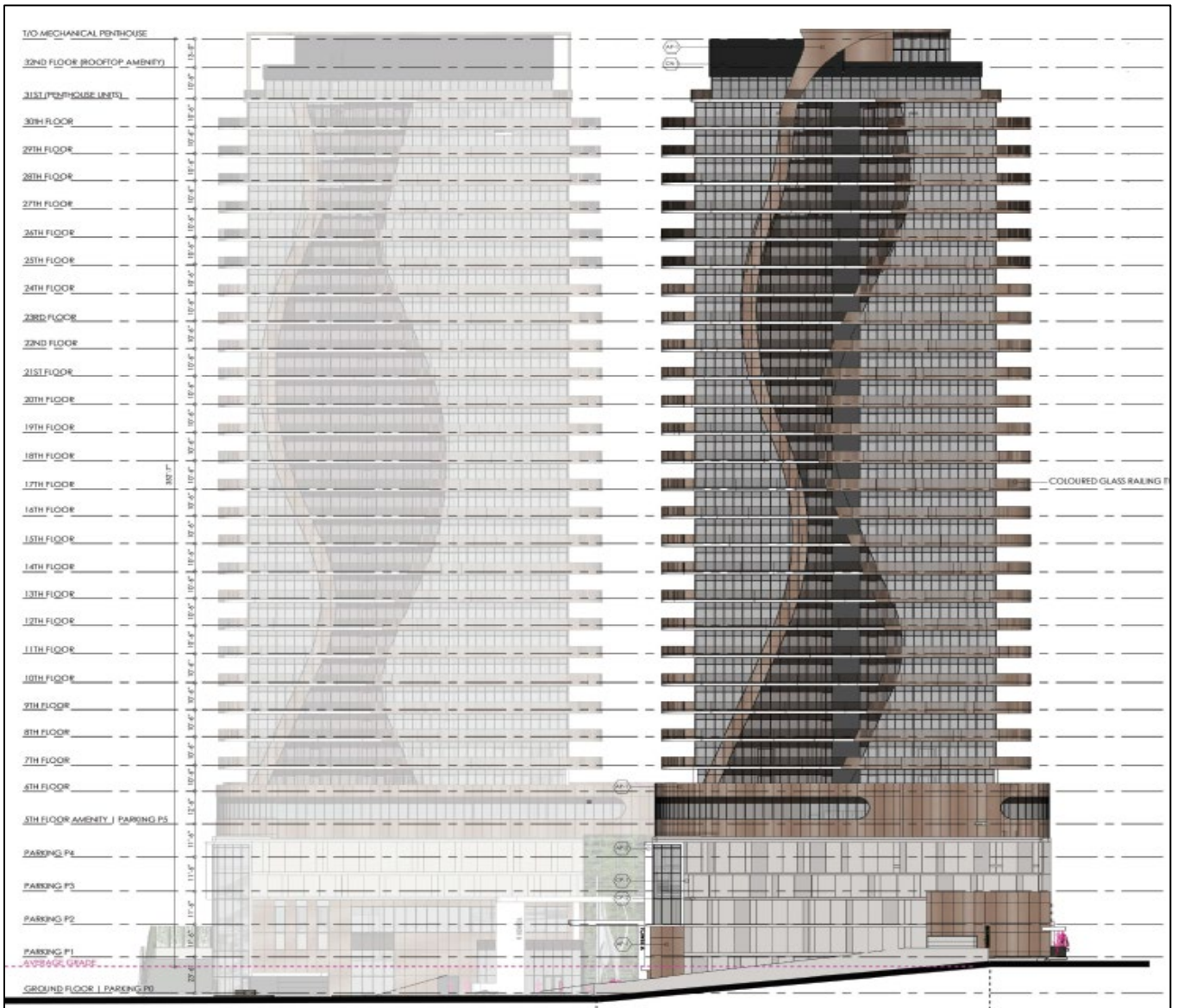


Building rendering north elevation.



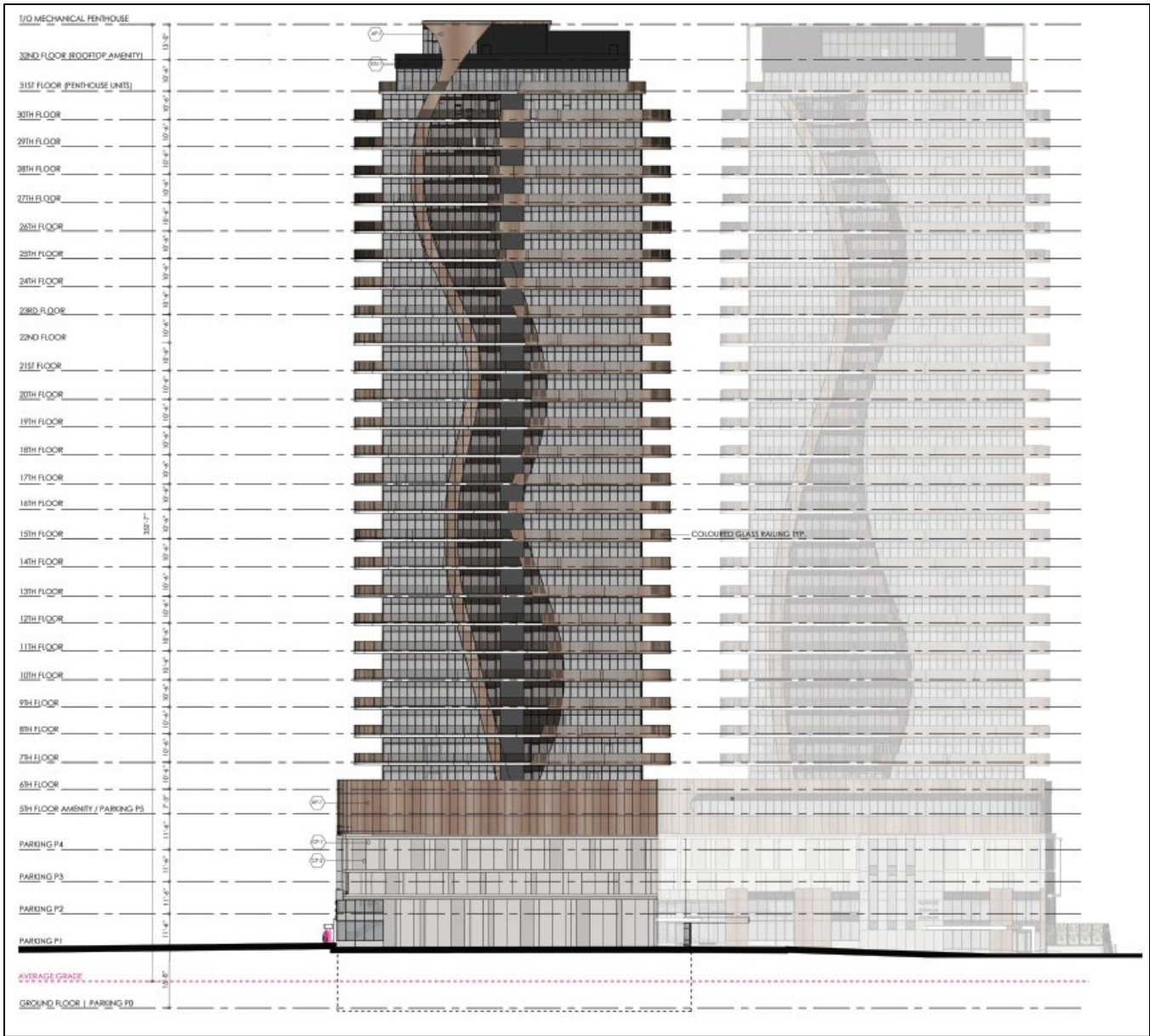


Building rendering south elevation.

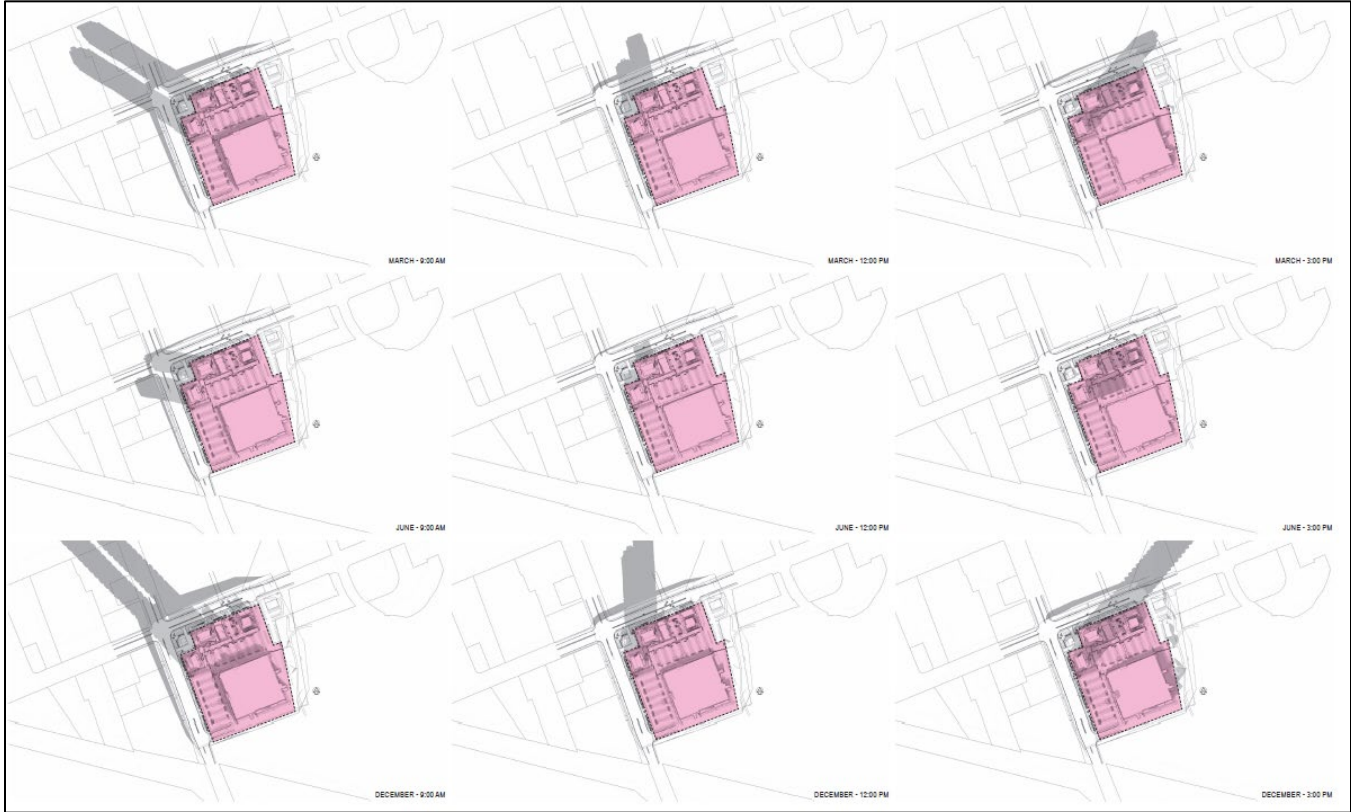


Building rendering east elevation.





Building rendering west elevation.



Shadow Study proposed development 530 Oxford Street.

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