



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

Transit Village Amendments - Oxford- Richmond and 100 Kellogg Lane

File: OZ-9726 and OZ-9727

Applicant: City of London

What is Proposed?

An Official Plan and zoning by-law amendment to:

- Amend the policies of the Transit Village Place Type to permit additional Transit Villages;
- Add a new Transit Village Place Type, situated at and surrounding the Oxford-Richmond intersection;
- Amend the policies to accommodate the Transit Village Place Type, situated at and surrounding 100 Kellogg Lane.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 15, 2024**

Stuart Filson

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Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

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london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor. Information on how to contact your Ward Councillor can be found at:

<https://london.ca/government/council-civic-administration/city-council>

**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: June 13, 2024

Application Details

Requested Amendment to The London Plan (New Official Plan)

Housing Accelerator Fund Initiative - In March 2023, the City of London was awarded funding through the Housing Accelerator Fund (“HAF”). The primary objectives of HAF are to encourage housing supply growth and enhance certainty in development approvals. To secure funding, the City must demonstrate how HAF funds will achieve additional housing units beyond what will otherwise be achieved without HAF funding. This application is a HAF initiative. As part of the HAF, the addition of a new Transit Village and accompanying policy would focus new higher-intensity development within areas centrally located near rapid-transit and connecting to the Downtown. These amendments will support more housing overall with complementary uses ensuring efficient and appropriate development.

Proposed Amendments to Policy: 95_; 98_; 816_; 817_; 844_ 2.; 849_ 1.; 849A_ 2.; 864E_; 994_; 1018_; 1021_; 1025_; 1063A; 1132A_; 1716_ 9.; Figure 5 - Downtown, Transit Villages and Rapid Transit Corridors; Figure 20 - City Structure Composite; Map 1 - Place Types; Map 7 - Specific Policy Areas; Map 10 - Protected Major Transit Station Areas; and Appendix 1 - Maps. These amendments to *The London Plan* would permit additional Transit Villages, and add a new Transit Village Place Type at Oxford-Richmond while amending policies to provide consistency for the Transit Village Place Type at 100 Kellogg Lane.

The draft amendment is available online via the planning application webpage at:

london.ca/planapps

The Official Plan and Zoning By-law are available at getinvolved.london.ca

Requested Zoning By-law Amendment

Amendment to Figure 4.19 to add the proposed Transit Villages to the Areas Exempt from Minimum Parking Standards in consistency with other Transit Village Place Types.

Planning Policies

The Transit Village Place Type allows for some of the broadest range of uses and the most intense forms of development in the City within highly urban, transit-oriented environments. Second only to the Downtown in terms of the mix of uses and intensity of development that is permitted, Transit Villages are major mixed-use destinations with centrally located rapid transit stations. These stations will form focal points to the Transit Village neighbourhood. Transit Villages are connected by rapid transit corridors to the Downtown and allow opportunities for access to this rapid transit from all directions.

Permitted uses include: A broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses (811_).

***Height:** A minimum height of 2 storeys or 8 metres, with a standard and upper height of 15 and 20 storeys, respectively (Table 8).

***NOTE:** The Heights framework within the London Plan is currently under review.

How Can You Participate in the Planning Process?

You have received this Notice as an interested party to this application or as an applicant for an amendment to the 1989 Official Plan, which was approved by Council since *The London Plan's* approval and should be incorporated into *The London Plan*. 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.

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 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. 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/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. 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.

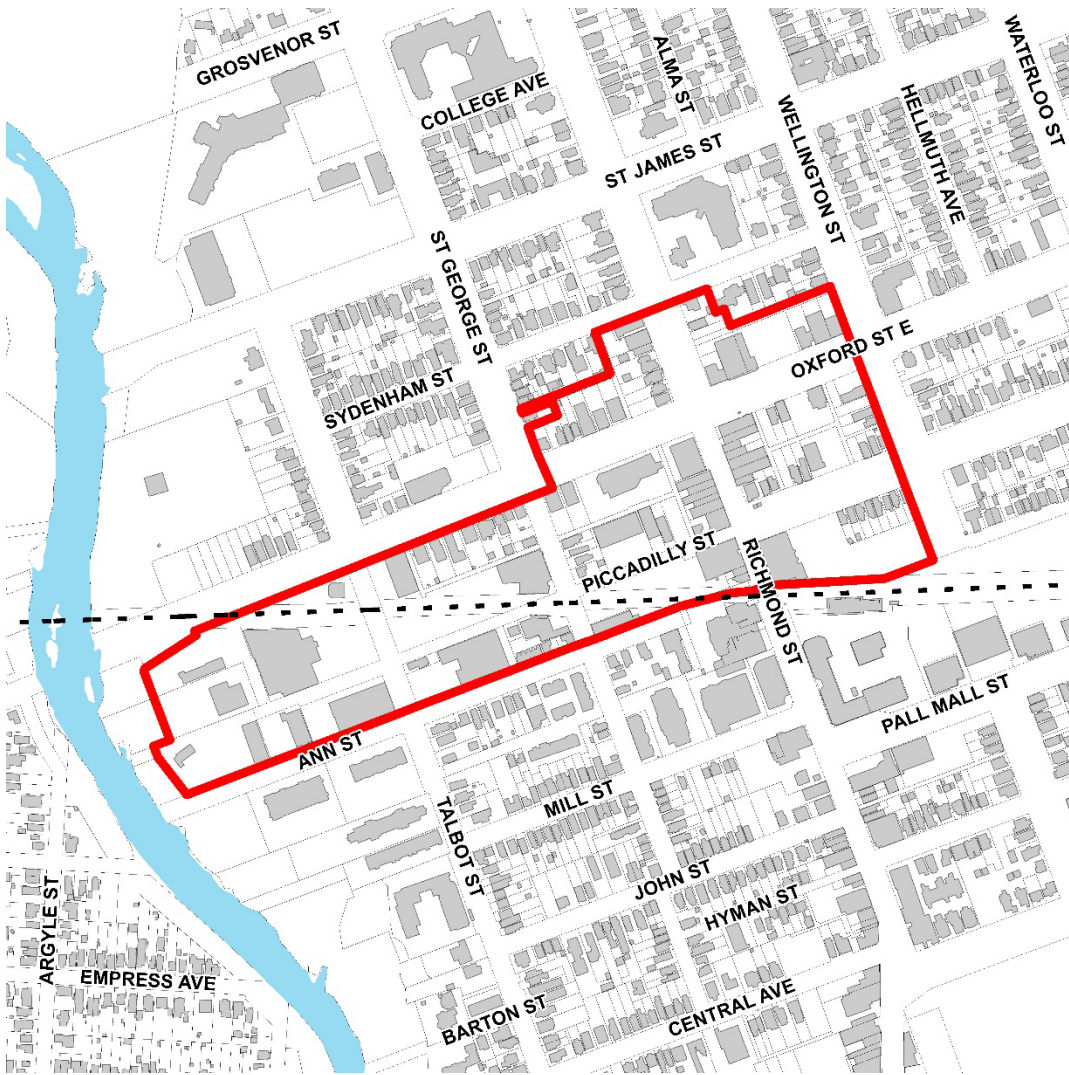
For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

Notice of Collection of Personal Information

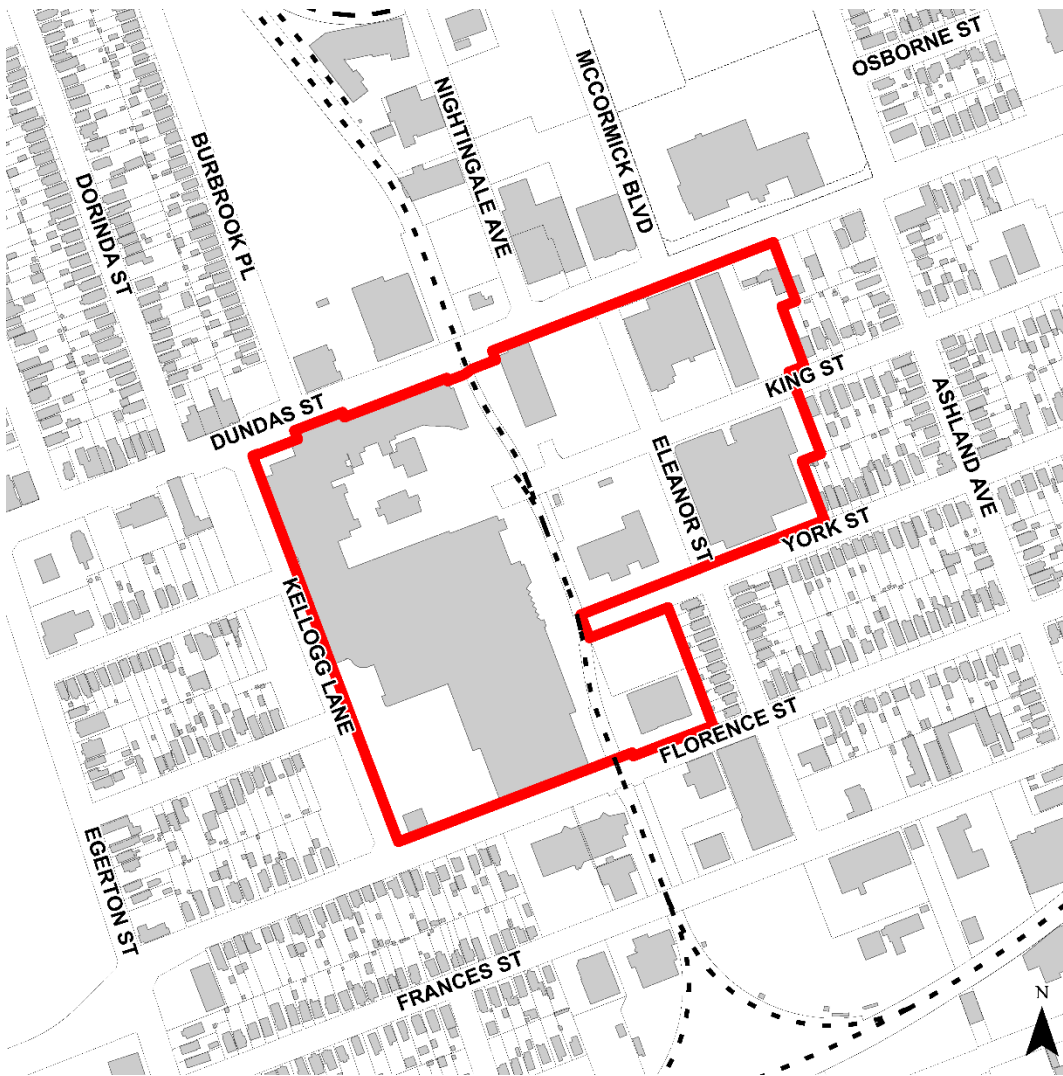
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London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

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.



Map of the proposed Transit Village Place Type, situated at and surrounding the Oxford-Richmond intersection.



Map of the Transit Village Place Type, situated at and surrounding 100 Kellogg Lane, subject to amendments for further consistency with The London Plan.