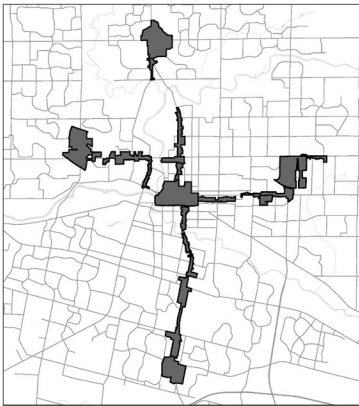




NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

Official Plan and Zoning By-law Amendments

Properties within the Downtown Place Type – City-Wide



File: OZ-9749

Applicant: City of London

What is Proposed?

Official Plan and Zoning amendments to allow:

- Mixed-use buildings (commercial/office uses on ground floor, with residential above) will be permitted as-of-right for all properties within the Downtown Place Type of The London Plan
- High-rise (over eight storeys) residential apartments would also be permitted
- Maximum heights of 20 storeys and 45 storeys will be permitted

LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

Meeting Date and Time: Tuesday, September 10, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise 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 or contact pec@london.ca.

For consideration by Council, comments must be provided by **August 28, 2024**

For more information and/or to provide comments:

Kerri Killen
PlanningHAF@london.ca
519-661-CITY (2489) ext. 2659
Planning & Development, City of London
London ON PO Box 5035 N6A 4L9
File: OZ-9749

You may also discuss any concerns you have with your Ward Councillor. A list of Councillors and wards is available at: 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: July 29, 2024

Application Details

Housing Accelerator Fund Initiative - In March 2023, the City of London was awarded funding through the Housing Accelerator Fund (“HAF”). The primary objectives of the HAF are to encourage housing supply growth and enhance certainty in development approvals. To secure funding, the City must demonstrate how the HAF funds will achieve additional housing units beyond what will otherwise be achieved without the HAF funding. This application is a HAF initiative. As part of the HAF, the addition of new zoning within the Downtown Place Type 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.

Requested Amendment to The London Plan

To amend policies 802_1, 803C, 813_1, 815C, 839, 840_5, 840_6, 847_1, 847_2, 860C, Table 8, and Table 9 relating to the minimum and maximum heights permitted within the Protected Major Transit Station Areas (PMTSAs), and to amend Map 3 – Street Classifications relating to the locations of the Rapid Transit Stations, and to amend Map 10 – Protected Major Transit Station Areas relating to the boundary of the Protected Major Transit Station Areas.

Requested Zoning By-law Amendment

To add the TSA5 Zone, TSA6 Zone, and TSA7 Zone to the properties within the Downtown Place Type.

For a full list of permitted uses, and regulations associated with each zone, please visit the City’s Get Involved page at: getinvolved.london.ca/pmtsa

The TSA5 Zone will be applied to properties within the periphery of the Downtown Place Type and the TSA6 Zone will be applied to properties within the core of the Downtown Place Type, generally along and north of York Street, east of the north and south branches of the Thames River, south of Kent Street between Ridout Street North and Richmond Street, south of Dufferin Avenue between Richmond Street and Clarence Street, south of Princess Avenue between Wellington Street and Waterloo Street, along and south of Dundas Street between Waterloo Street and Colborne Street, west of Waterloo Street between Princess Avenue and north of Dundas Street, west of Colborne Street between Dundas Street and south of York Street. The TSA7 Zone will be applied to properties within the Downtown Place Type generally along Dundas Street between Ridout Street North and Waterloo Street, King Street between Ridout Street North and Clarence Street, Richmond Street between York Street and Kent Street, and Talbot Street between York Street and Queens Avenue.

The main permitted uses proposed in the TSA5 Zone may include: apartment buildings, emergency care establishments, group home type 2, handicapped persons apartment buildings, lodging house class 2, and senior citizen apartment buildings, with various commercial and office uses also permitted on the ground floor. Up to a maximum height of 20 storeys may be permitted.

The main permitted uses proposed in the TSA6 Zone may include: apartment buildings, emergency care establishments, group home type 2, handicapped persons apartment buildings, lodging house class 2, and senior citizen apartment buildings, with various commercial and office uses also permitted on the ground floor. Up to a maximum height of 45 storeys may be permitted.

The main permitted uses proposed in the TSA7 Zone may include: apartment buildings, emergency care establishments, group home type 2, handicapped persons apartment buildings, lodging house class 2, and senior citizen apartment buildings, with various commercial and office uses also permitted on the ground floor. Up to a maximum height of 45 storeys may be permitted.

These zones will be added to the subject sites – existing zones on the subject sites will also remain.

The City may also contemplate alternative zoning such as additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions. The London Plan and the Zoning By-law are available for review at london.ca.

These properties are also the subject of an application for an Official Plan amendment (O-9752) to change the heights within The London Plan. Specifically, the proposed new heights for the Downtown Place Type will range from 20 storeys to 45 storeys, dependent on location.

New high-rise zones are also being added to the Transit Village and Rapid Transit Corridor Place Types. For more information please visit our website: getinvolved.london.ca/pmtsa

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.

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 and/or by-law 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 proposed official plan amendment is adopted and/or by-law 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.

*Please see the *Planning Act* for updated appeal requirements.

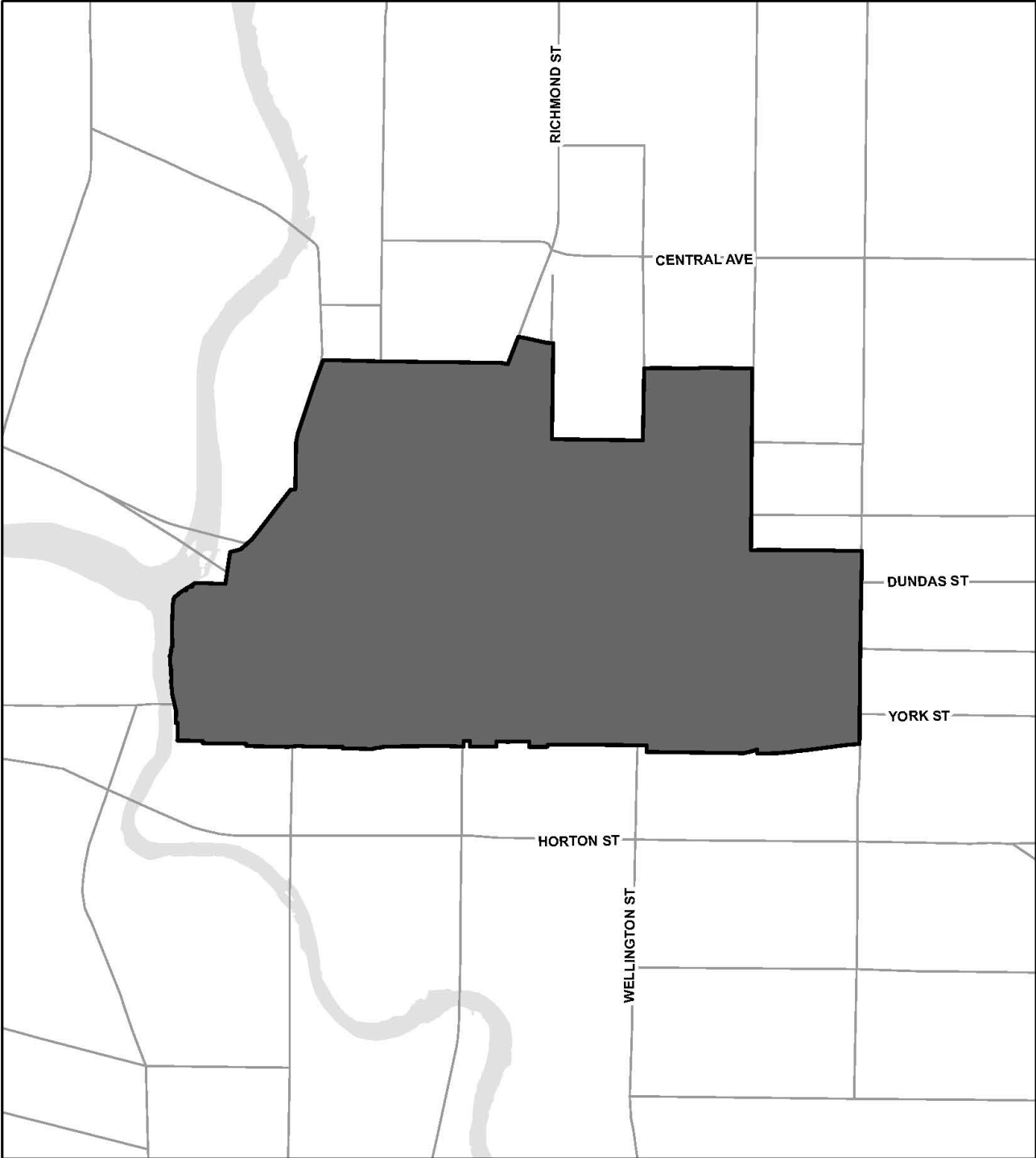
Notice of Collection of Personal Information

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 the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

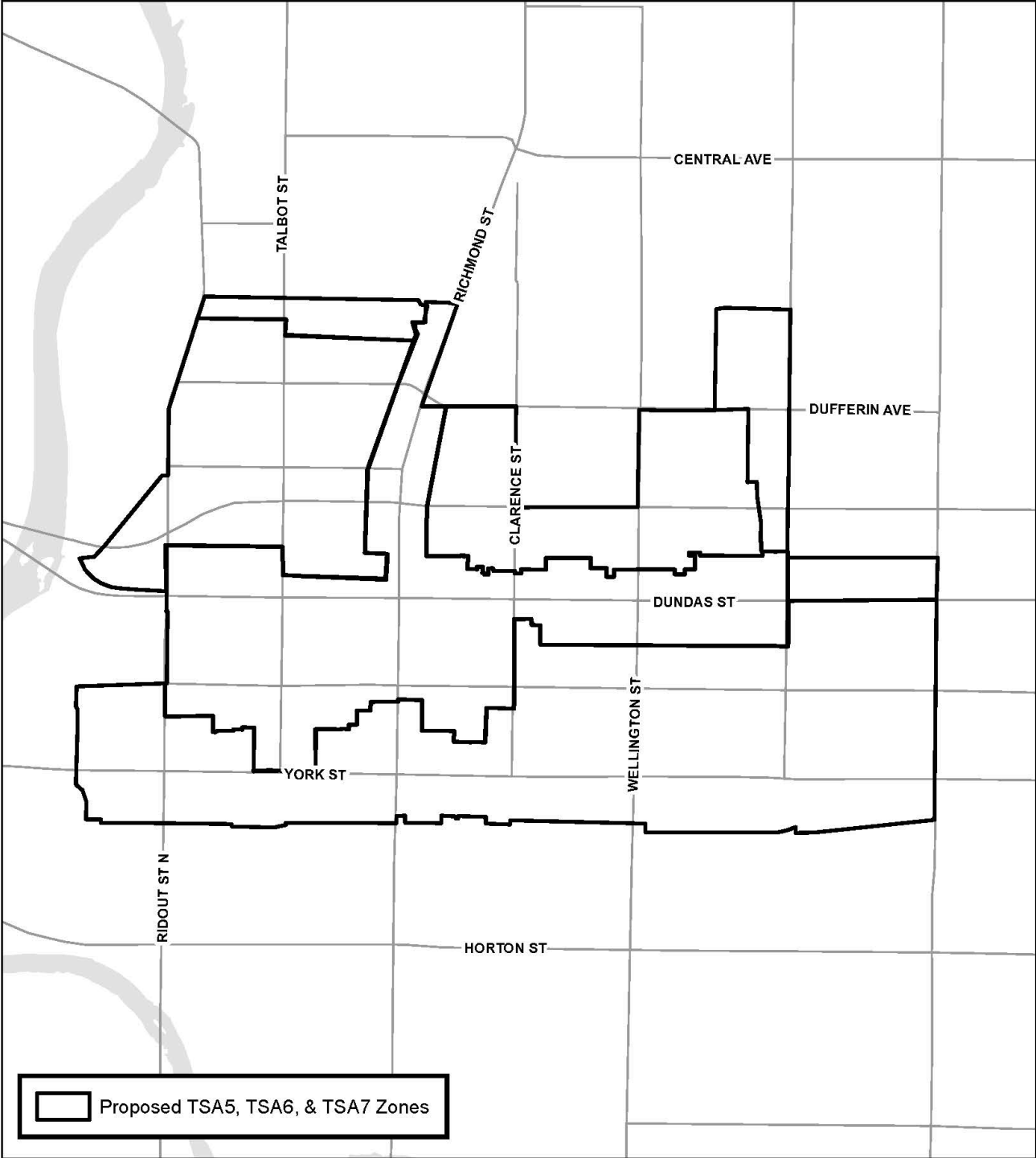
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by August 30, 2024 to request any of these services.

Downtown PMTSA Location



The Downtown Protected Major Transit Station Area (PMTSA).

Proposed TSA5, TSA6 and TSA7 Zone Locations



Proposed locations of the TSA5, TSA6, and TSA7 Zones.