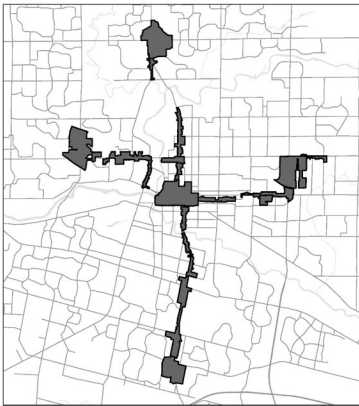


NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

Official Plan and Zoning By-law Amendments

Properties within the Transit Village 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 Transit Village Place Type of The London Plan
- High-rise (over eight storeys) residential apartments would also be permitted
- Maximum heights of 15 storeys and 30 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:

Ryan Lightfoot
PlanningHAF@london.ca
519-661-CITY (2489) ext. 4953
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.**

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 Transit Village 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 TSA3 Zone and TSA4 Zone to the properties within the Transit Village 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 TSA3 Zone will generally be applied to properties within the periphery of the Transit Village Place Type and the TSA4 Zone will be applied to properties within the core of the Transit Village Place Type, generally along Wonderland Road North between the CN Rail tracks and the CP Rail tracks, along Beaverbrook Avenue between Capulet Lane and Proudfoot Lane, and along Oxford Street West between the rail corridor and west of Proudfoot Lane; generally along Wellington Road between Bradley Avenue and Greenfield Drive, along Bradley Avenue between Jaina Boulevard and Dearness Drive, along Dearness Drive between Bradley Avenue and Wellington Road, and along the east side of Jaina Boulevard between Bradley Avenue and just north of Piers Crescent; along Piccadilly Street between the Thames River and Wellington Street, along the south side of Oxford Street between the Thames River and Wellington Street, along the north side of Ann Street between the Thames River and Richmond Street, along Talbot Street between Oxford Street East and Ann Street, along St. George Street from Oxford Street East to Ann Street, along Richmond Street from Oxford Street East to the rail corridor, and along the west side of Wellington Street between Oxford Street East and Kenneth Avenue; along the south side of Dundas Street between Kellogg Lane and mid-block between Eleanor Street and Ashland Avenue, along the east side of Kellogg Lane between Dundas Street and Florence Street, along Florence Street between Kellogg Lane and Eleanor Street, along Eleanor Street between York Street and Dundas Street, and along King Street between the rail corridor and mid-block between Eleanor Street and Ashland Avenue; along the west side of Highbury Avenue North between Oxford Street East and the rail corridor to the south, and along the south side of Oxford Street East between Highbury Avenue North and Mornington Avenue.

The main permitted uses proposed in the TSA3 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 15 storeys may be permitted.

The main permitted uses proposed in the TSA4 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 30 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 Transit Village Place Type will range from 15 storeys to 30 storeys, dependent on location.

New high-rise zones are also being added to the Downtown and the 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.

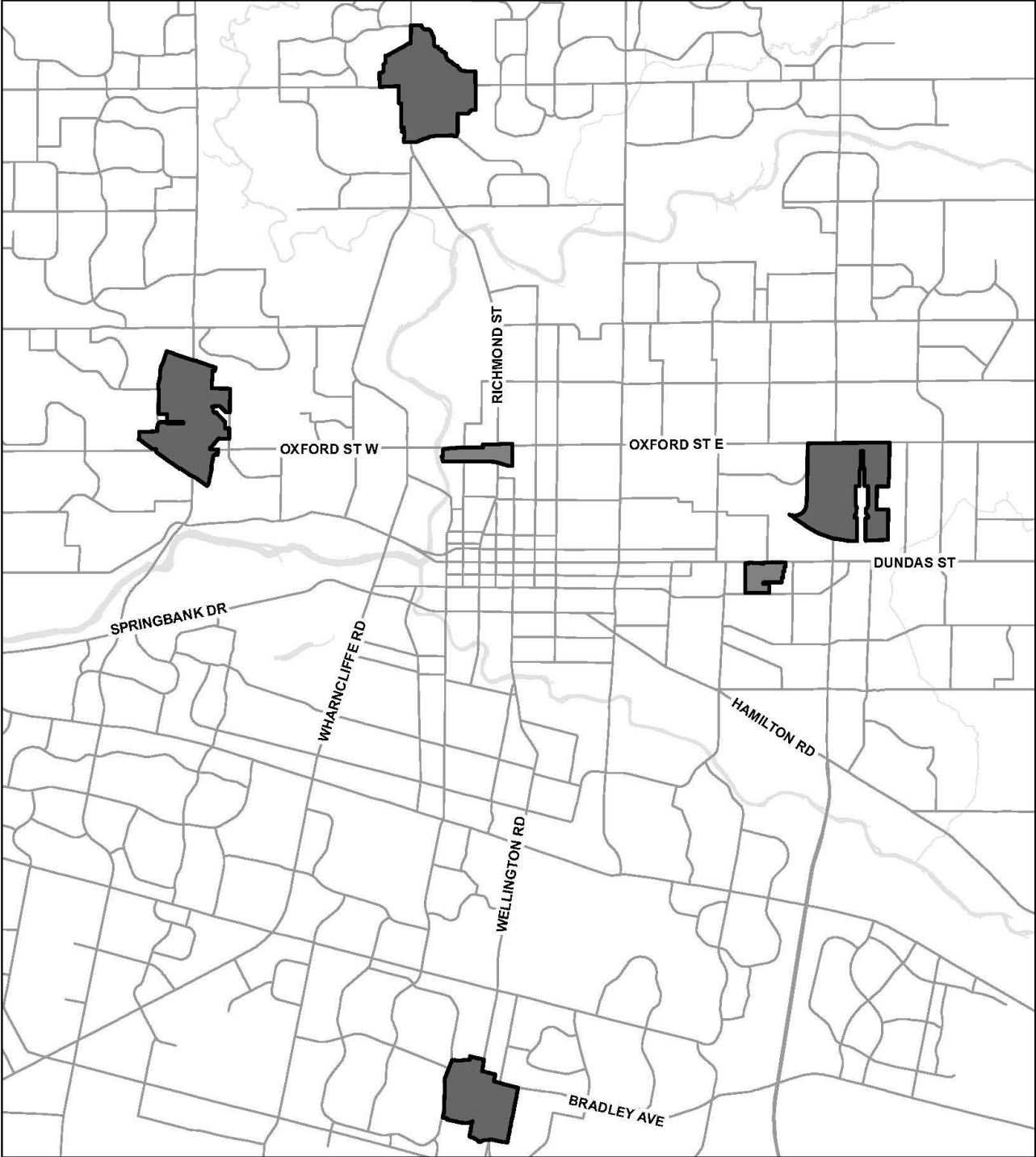
Notice of Collection of Personal Information

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

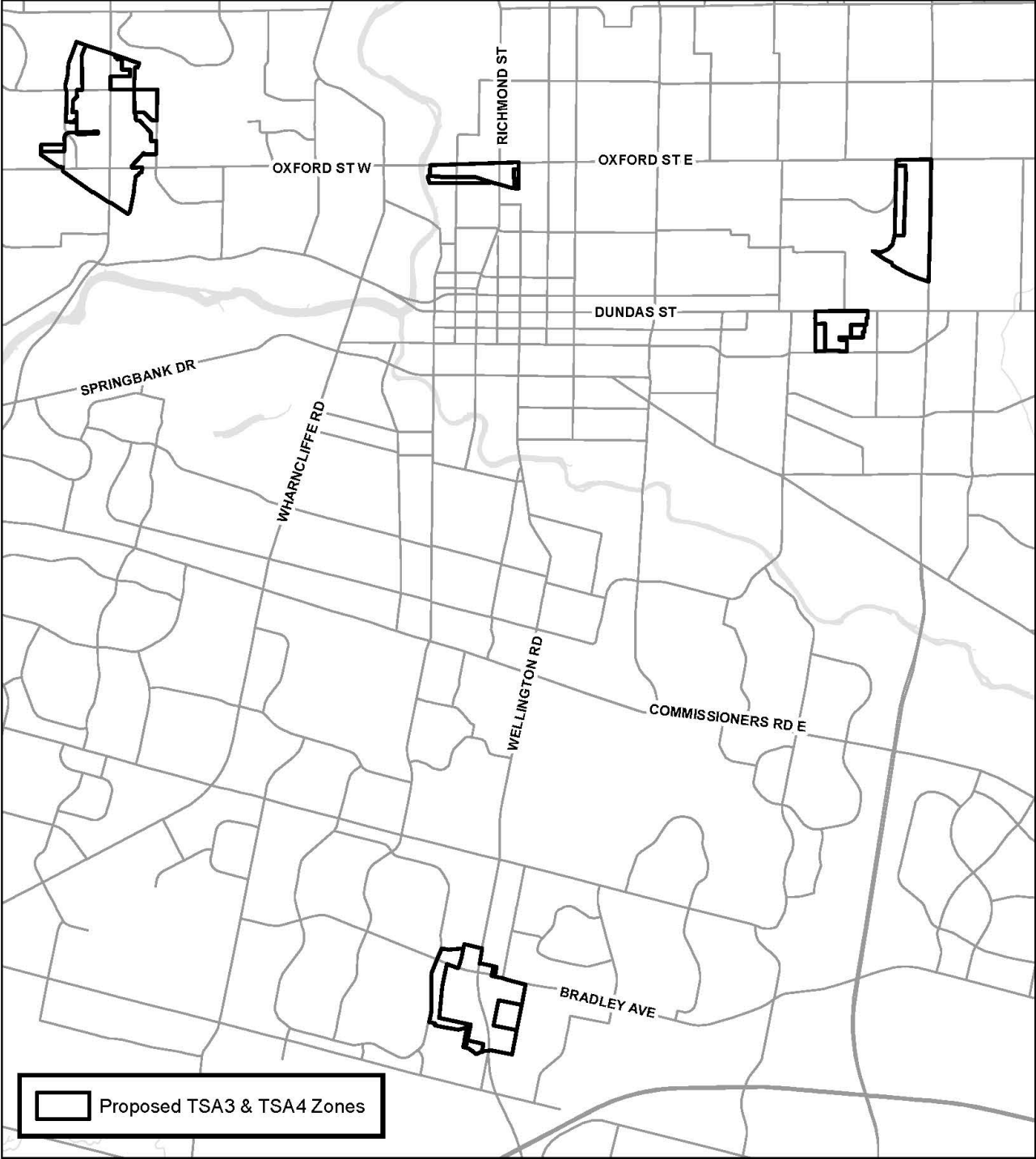
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by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

Transit Village PMTSA Locations



The Transit Village Protected Major Transit Station Area (PMTSA).

Proposed TSA3 and TSA4 Zone Locations



Proposed locations of the TSA3 and TSA4 Zones.