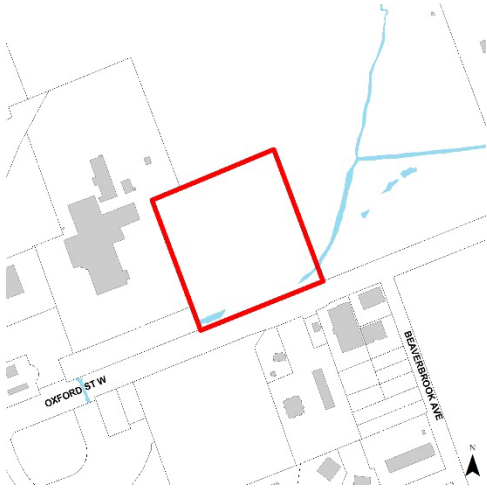




# NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

## Official Plan and Zoning By-law Amendment

### 415 Oxford Street West



**File: OZ-9789**

**Applicant: RAND Developments c/o Randy McKay**

#### What is Proposed?

Official Plan and Zoning amendment to allow a:

- Two mixed-use buildings, each comprised of an 8-storey (north) and a 22-storey portion (south)
- Residential Units: **704**
- Retail Area: approximately 750m<sup>2</sup>
- Requested Mixed-use Density: 280 units per hectare

Further information regarding this application can be found at [london.ca/planapps](https://london.ca/planapps)

## 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, December 3, 2024, 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](mailto:pec@london.ca).

For consideration by Council, comments must be provided by **November 1, 2024**

For more information and/or to provide comments:

Michaela Hynes  
[mhynes@london.ca](mailto:mhynes@london.ca)  
519-661-CITY (2489) ext. 4753  
Planning & Development, City of London  
London ON PO Box 5035 N6A 4L9  
File: OZ-9789

You may also discuss any concerns you have with your Ward Councillor:

Councillor Sam Trosow  
[strosow@london.ca](mailto:strosow@london.ca)  
519-661-CITY (2489) ext. 4006

**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: September 24, 2024

# Application Details

## Requested Zoning By-law Amendment

Possible amendment to change the existing Specific Policy Area in the Neighbourhood Place Type for the lands located at 415 Oxford Street West to permit a maximum building height of 22-storeys, where a maximum height of 12-storeys is currently permitted, and to permit apartment buildings within the entirety of the subject lands.

To change the zoning from a FROM a Commercial Recreational (CR) Zone and Open Space (OS4) Zone TO a Residential R10 Special Provision and Community Shopping Area Special Provision (R10-3(\_\_/CSA1(\_\_)) Zone and Open Space (OS4) Zone with special provisions to implement the proposed development.

The City may also contemplate alternative zoning such as a different base zone, 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](http://london.ca).

At this time there are no other applications, under the Planning Act, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

## 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](mailto: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 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 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

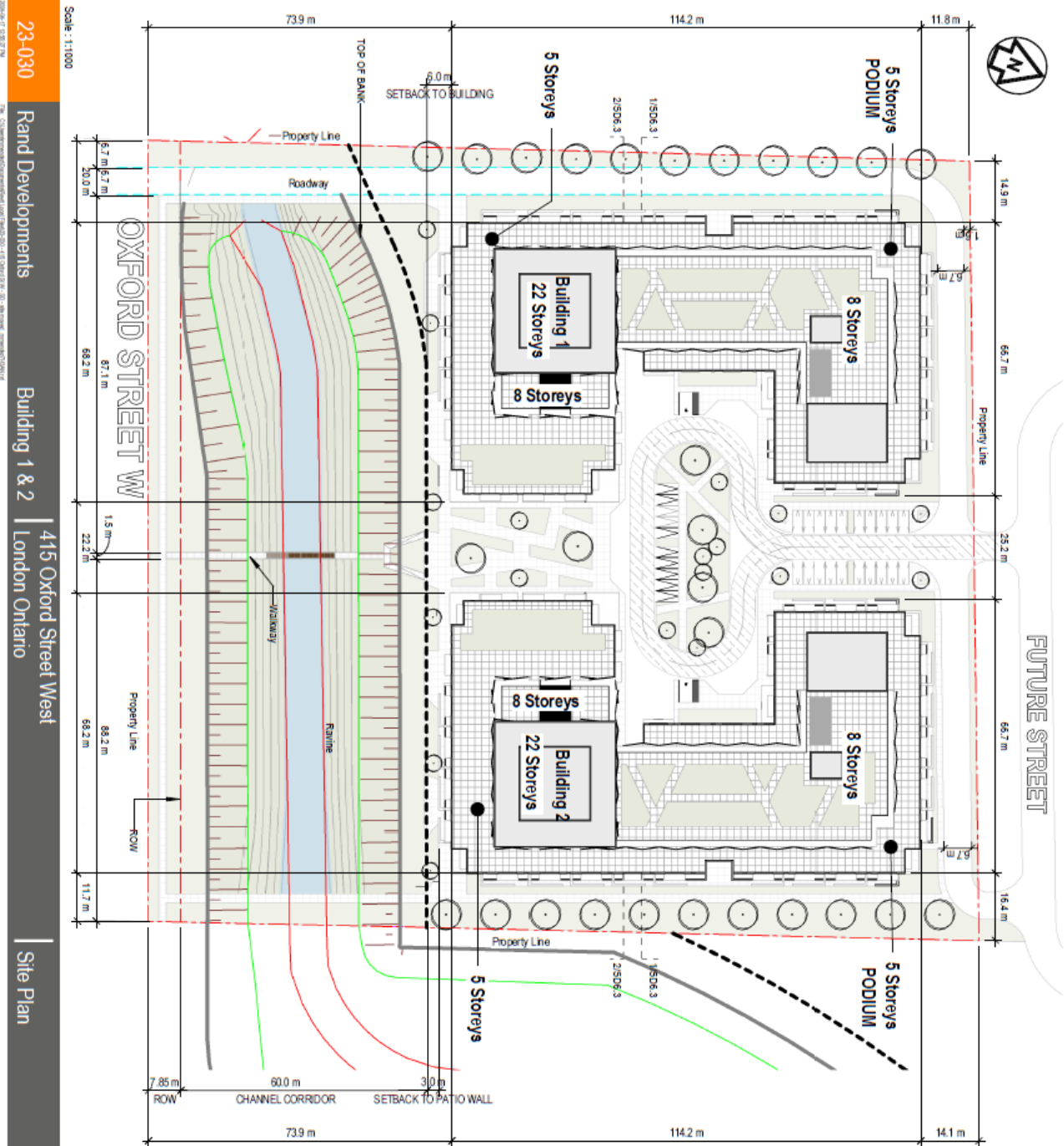
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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 Bridgette Somers, 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 November 29, 2024, to request any of these services.

# Site Concept

ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE. ACCESS TO THIS PROPERTY AND ANY RIGHTS TO USE OR TO BE OFFERED FOR SALE OR AS PART OF A SALE OF PROPERTY IS WITHOUT THE WRITING OR SIGNATURE OF ZEDD ARCHITECTURE INC.



Scale: 1:11000  
 23-030  
 Rand Developments  
 Building 1 & 2  
 415 Oxford Street West  
 London Ontario

Site Plan  
 2024.04.17  
 SD1.1



PROJECT SITE	
<b>SITE AREA</b>	3.82 ha
<b>FRONTAGE</b>	189.8m
<b>EVENTUAL SITE AREA</b>	2.57 ha (25711 m <sup>2</sup> )
<b>DEPTH</b>	202.5m
<b>PROPOSED ZONE</b>	R10-3

Concept Data	
Units	704
Density	187/ha
Building Height	22 storeys; 76m
Parking	Rate +/- 1.01/unit 1st-5th Floor 700 Surface 24
Retail 1/50m <sup>2</sup>	= 8 REOU / Building = 16
Yard Depth	Front 11.8m Rear 73.9m Side Yard E 11.7m Side Yard W 14.9m
Coverage (12,323 m <sup>2</sup> )	32.25 %
Landscape % (8,833.4 m <sup>2</sup> )	51.1 %

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