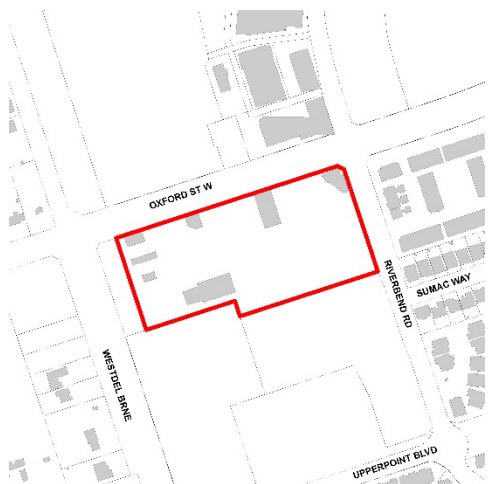




# NOTICE OF PUBLIC MEETING

## Official Plan and Zoning By-law Amendments

### 1856 – 1910 Oxford St W



**File:** O-9484/Z-9485

**Applicant:** Oxford West Gateway Inc.

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- To add a Specific Area Policy to permit a mixed-use development with 840m<sup>2</sup> of ground floor commercial along with two 10 & 11 storey residential towers within the Neighbourhood Place Type
- To change from Commercial Shopping Area Special Provision (CSA5(6)) Zone to a Commercial Shopping Area Special Provision (CSA5(6)) Zone and a Residential R9 Special Provision (R9-7( )) Zone.

## LEARN MORE & PROVIDE INPUT

You are invited to a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

**Meeting Date and Time:** Tuesday, October 22, 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 more information and/or to provide comments:

Alanna Riley  
[ariley@london.ca](mailto:ariley@london.ca)  
519-661-CITY (2489) ext. 4579  
Planning & Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: O-9484/Z-9485

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

Anna Hopkins  
[ahopkins@london.ca](mailto:ahopkins@london.ca)  
519-661-CITY (2489) ext. 4009

**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: October 3, 2024

# Application Details

## Requested Official Plan and Zoning By-law Amendment

The purpose and effect of this Official Plan and Zoning change is to permit a mixed-use development with a commercial podium consisting of 840m<sup>2</sup> of ground floor commercial uses and two 10 & 11 storey residential towers consisting of 223 residential units. Possible amendment to The London Plan to **ADD** a Specific Area Policy to permit a mixed-use development with 840m<sup>2</sup> of ground floor commercial along with two 10 & 11 storey residential towers within the Neighbourhood Place Type. Possible change to Zoning By-law Z.-1 **FROM** a Commercial Shopping Area Special Provision (CSA5(6)) Zone **TO** a Residential R9 Special Provision (R9-7( )) Zone. Special provisions would permit existing permitted commercial use; a mixed-use development with a commercial podium consisting of ground floor commercial uses and two 10 & 11 storey residential towers; apartment buildings as additional uses; permit a minimum front and exterior side yard setback of 0.0 metres as permitted under the current zone; permit a south interior side yard setback of 4.5 metres; permit a height of 40.0 metres whereas 12.0 metres is required; minimum long term bicycle parking spaces of 0.45 spaces per unit whereas 0.9 spaces per unit are required; a maximum of 223 residential units; a maximum of 840m<sup>2</sup> commercial; and to permit stand-alone buildings that do not form part of a shopping centre as permitted under the current zone. The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (ie 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.

## 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 policies of the Official Plan, London's long-range planning document. The subject lands are in the Shopping Area place type and Neighbourhoods place type and fronting onto an Urban Thoroughfare (Oxford St W) and Neighbourhood Connector" (Riverbend Rd) The subject lands are also designated as Community Commercial Node in the Riverbend South Secondary Plan.

## 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).

## 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.

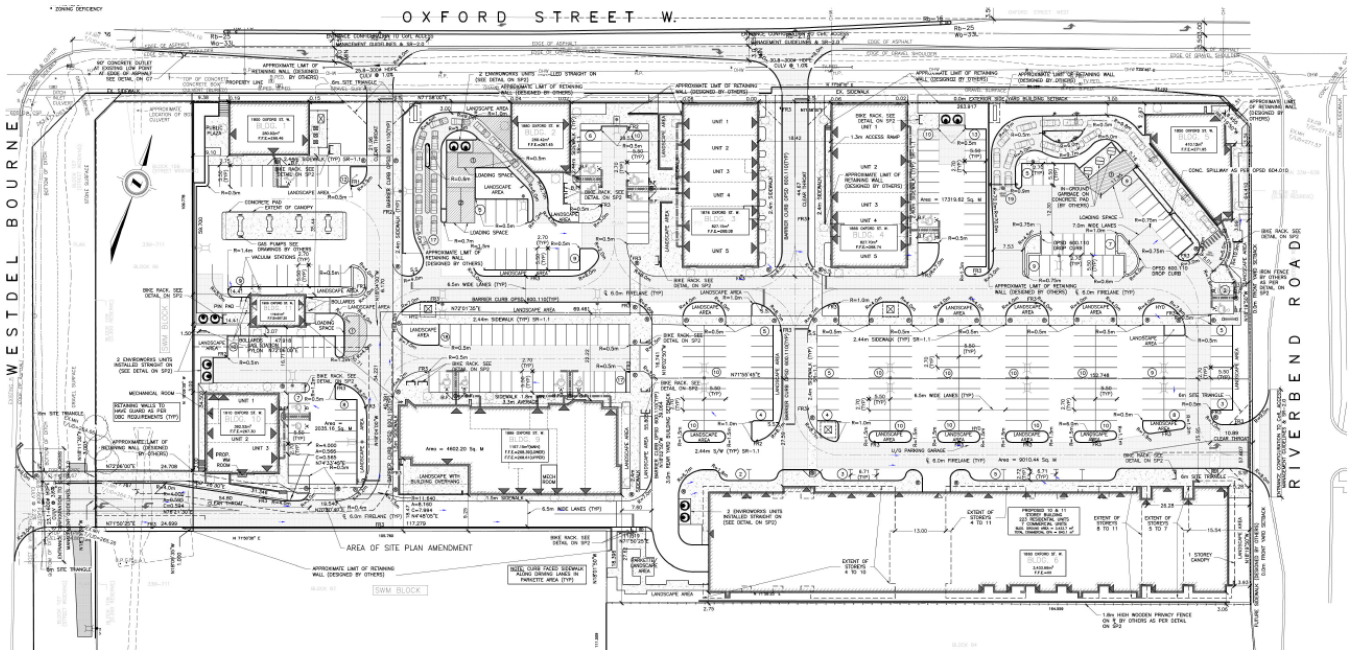
## Notice of Collection of Personal Information

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 October 10, 2024 to request any of these services.

# Site Concept



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

# Building Renderings



North Rendering



East Rendering

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