



NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

Official Plan Amendments

Heights Framework Review

File: O-9752

Applicant: City of London

What is Proposed?

An Official Plan amendment to:

- Amend minimum and maximum building heights;
- Remove the “standard maximum” heights;
- Amend policies and design standards for tall buildings (greater than 8 storeys).

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.

Please provide any comments by **August 17, 2024**

Stuart Filson

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Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: O-9752

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: July 18, 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 amendments to the building heights framework 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: 399_10.; 521_; 584_; 789_3.; Table 8; Table 9; Table 11; 802_1.; 803C_; 803D_; 813_1.; 815C_; 815D_; 828_; 839_; 840_5.; 840_6.; 847_; 860C_; 860D_; 878_2.; 897_; 910_4.; 958_; 1086_1.; 1638_; 1639_; 1640_; 1641_; and Our Tools: High-rise building.

These amendments to *The London Plan* would permit increased heights within primarily urban Place Types.

Table 8 of *The London Plan* (Summary of Minimum and Maximum Heights by Place Type) would be amended to delete “Standard Maximum Height (storeys)” column from the table, and to amend the table, and the minimum and maximum heights as follows:

Downtown: A minimum height of 3 storeys or 10.5 metres, with a maximum height of 45 storeys.

*Transit Village: A minimum height of 3 storeys or 10.5 metres, with a maximum height of 30 storeys.

Rapid Transit Corridors: A base minimum height of 3 storeys or 10.5 metres, with a maximum height of 15 storeys.

For properties within 150 metres of rapid transit stations or properties at the intersection of the Rapid Transit Corridor and a Civic Boulevard or Urban Thoroughfare, a minimum height of 3 storeys or 10.5 metres, with a maximum height of 25 storeys.

Urban Corridors: A minimum height of 3 storeys or 10.5 metres, with a maximum of 15 storeys.

Shopping Area (Community Shopping Areas): A minimum height of 2 storeys or 7.5 metres, with a maximum height of 8 storeys.

Shopping Areas (Major Shopping Areas): A minimum height of 3 storeys or 10.5 metres, with a maximum height of 15 storeys.

Main Street: A minimum height of 2 storeys or 7.5 metres, with a maximum height of 8 storeys.

Table 9 of *The London Plan* (Maximum Height in the rapid Transit and Urban Corridor Place Types) would be amended to delete “Standard Maximum Height (storeys)” column from the table, and to amend the table, and the minimum and maximum heights as follows:

Rapid Transit Corridors: A base minimum height of 3 storeys or 10.5 metres, with a maximum height of 15 storeys.

For properties within 150 metres of rapid transit stations or properties at the intersection of the Rapid Transit Corridor and a Civic Boulevard or Urban Thoroughfare, a minimum height of 3 storeys or 10.5 metres, with a maximum height of 25 storeys.

Urban Corridors: A minimum height of 3 storeys or 10.5 metres, with a maximum of 15 storeys.

Table 11 of *The London Plan* (Range of Permitted Heights in Neighbourhood Place Types) would be amended to delete references to “Standard Max.” and “Upper” (related to maximums) and to permit a minimum height of 2 storeys, a maximum height of 8 storeys for properties at the intersection of a Civic Boulevard and a Civic Boulevard, a Civic Boulevard and an Urban

Thoroughfare, an Urban Thoroughfare and a Civic Boulevard, and an Urban Thoroughfare and an Urban Thoroughfare.

NOTE:

* New Transit Villages are proposed for the Oxford-Richmond intersection and 100 Kellogg Lane.

** Revisions are proposed to the Shopping Area Place Type.

For more information, please visit the City's Get Involved page at: getinvolved.london.ca/heights-framework-review

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.

Some Place Types are also the subject of an application for an Official Plan & Zoning By-law amendment (OZ-9749) to change the heights within Protected Major Transit Stations Areas (PMTSA), specifically the Downtown, Transit Village, and Rapid Transit Corridor Place Types. For more information please visit our website: getinvolved.london.ca/pmtsa

Planning Policies

The urban Place Types (Downtown, Transit Village, Rapid Transit Corridors, Urban Corridors, Shopping Area, Main Street, Neighbourhoods) allow for a broad range of uses and intensities. The Downtown currently permits heights up to 35 storeys, and permitted uses include a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses (Table 8; 800_ 1.). The Transit Village Place Type currently permits heights up to 22 storeys, and permitted uses include a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses (Table 8; 811_ 1.). The Rapid Transit Corridors and Urban Corridors permit heights up to 16 and 10 storeys, and permits a range of residential, retail, service, office, cultural, recreational, and institutional uses (Table 8; 837_ 1.). The Shopping Area Place Type permits heights up to 6 storeys, and permitted uses include a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses (Table 8; 877_ 1.). The Main Street Place Type permits heights up to 6 storeys, and permitted uses include a broad range of residential, retail, service, office and institutional uses (Table 8; 908_). The Neighbourhoods Place Type permits heights up to 6 storeys, and permitted uses include a range of residential uses (Table 11; 918_). The Institutional Place Types permits up to storeys, and permitted uses include a wide range of institutional uses and related accessory uses (Table 8; 1085_).

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.

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

*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.