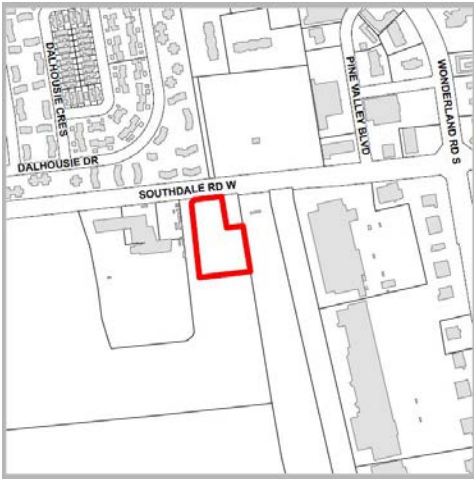


NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

3080 Bostwick Road – Site 5



File: OZ-8943

Applicant: MHBC Planning (Scott Allen) (Owner: 31675 Ontario Limited c/o York Developments Inc.)

What is Proposed?

Official Plan and Zoning amendments to allow for a mixed use development with:

- A residential apartment building of 17 storeys
- A total of 198 residential units and a density of 201 units per hectare
- A three storey commercial and office building with 3,000m² of combined gross floor area
- A range of convenience commercial uses, with a total gross floor area of 1,000m²
- 2,000m² of office gross floor area
- Underground parking with a total of 476 parking spaces.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 17, 2018**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-8943

london.ca/planapps

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

Anna Hopkins

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: August 17, 2018

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To add the subject site to the list of locations that allow convenience commercial uses.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR4) Zone to a Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(_)/RO2(_)*B-__) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Urban Reserve (UR4)

Permitted Uses: existing dwellings, agricultural uses, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, riding stables

Requested Zoning

Zone: R9-7/CC4(_)/RO2(_)*B-__

Permitted Uses: apartment building, lodging house class 2, senior citizens apartment builds, handicapped persons apartment buildings, continuum-of-care facilities, emergency care establishments, clinics, medical/dental offices, medical/dental laboratories, offices, bake shops, commercial schools, florist shops, pharmacies, restaurants, eat-in, brewing on premises establishments, business service establishments, convenience business service establishments, day care centres, offices, studios, food stores, restaurants, take-out, convenience services establishments, convenience stores, financial institutions, and personal service establishments (all without drive-thrus).

Special Provisions: Special Provisions are requested to allow for: 2.4m exterior side yard setback, a 5m rear yard setback, a 19m interior side yard setback, to exempt the Restricted Office Zone lot regulations, to allow for up to 1,000m² for an individual commercial use, to allow for a broadened range of office and commercial uses, to restrict commercial uses to a location within an office building, a reduced parking area setback of 2.7m, and a reduced number of parking spaces (with 476 provided).

Residential Density: 201 units per hectare

Height: 68m – 17 storeys

Bonus Zone: A bonus zone is requested to allow for the increase in height and density in return for the facilities, services and matters described in section 19.4.4 of the 1989 Official Plan and policies 1638-1655 of The London Plan such as enhanced urban design and underground parking.

An Archaeological Assessment, Transportation Impact Assessment, Environmental Impact Study, Preliminary Geotechnical Study, Sanitary Servicing Feasibility Analysis, Hydrogeological and Water Balance Analysis, Storm Drainage and Stormwater Management Plan, Urban Design Brief and Drain Erosion Assessment have been prepared to assist in the evaluation of this application.

This property is also the subject of a consent application B.034/18.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan and The London Plan, London's long-range planning documents. Both plans recognize the role of secondary plans to provide more detailed policy guidance for a specific area that goes beyond the general policies. The subject lands are also located within the Southwest Area Secondary Plan (SWAP) which forms a part of both the Official Plan and The London Plan and prevails over the more general policies if conflicting. These lands are currently designated as Multi-Family, High Density Residential, which permits multiple attached housing forms at higher densities and building forms as the main uses. Some convenience commercial and office uses are also contemplated as secondary permitted uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning*

Act. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

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 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 Secretary of the Committee.

Right to Appeal to the Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of London to the Local Planning Appeal Tribunal.

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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

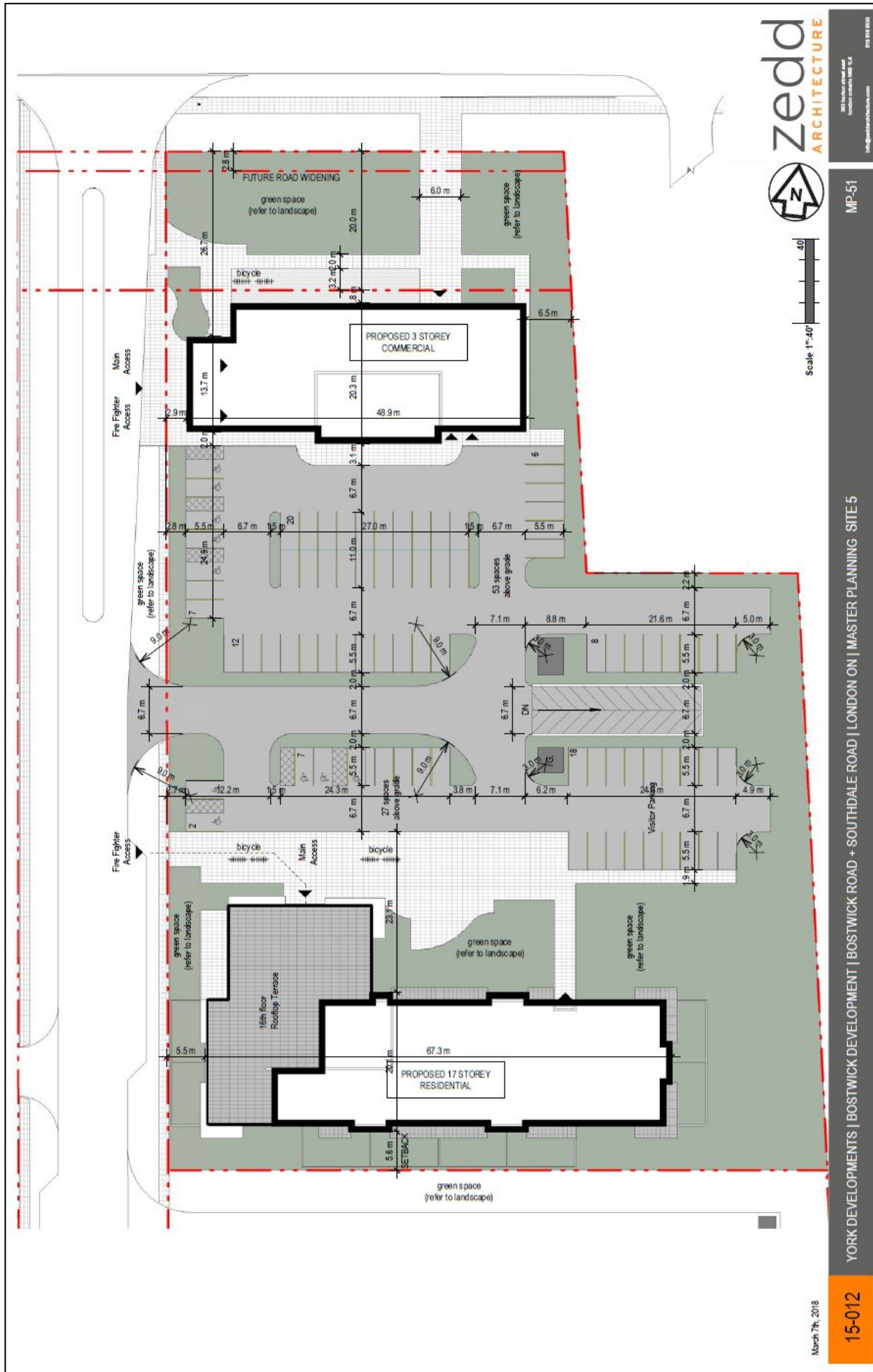
Notice of Collection of Personal Information

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 Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



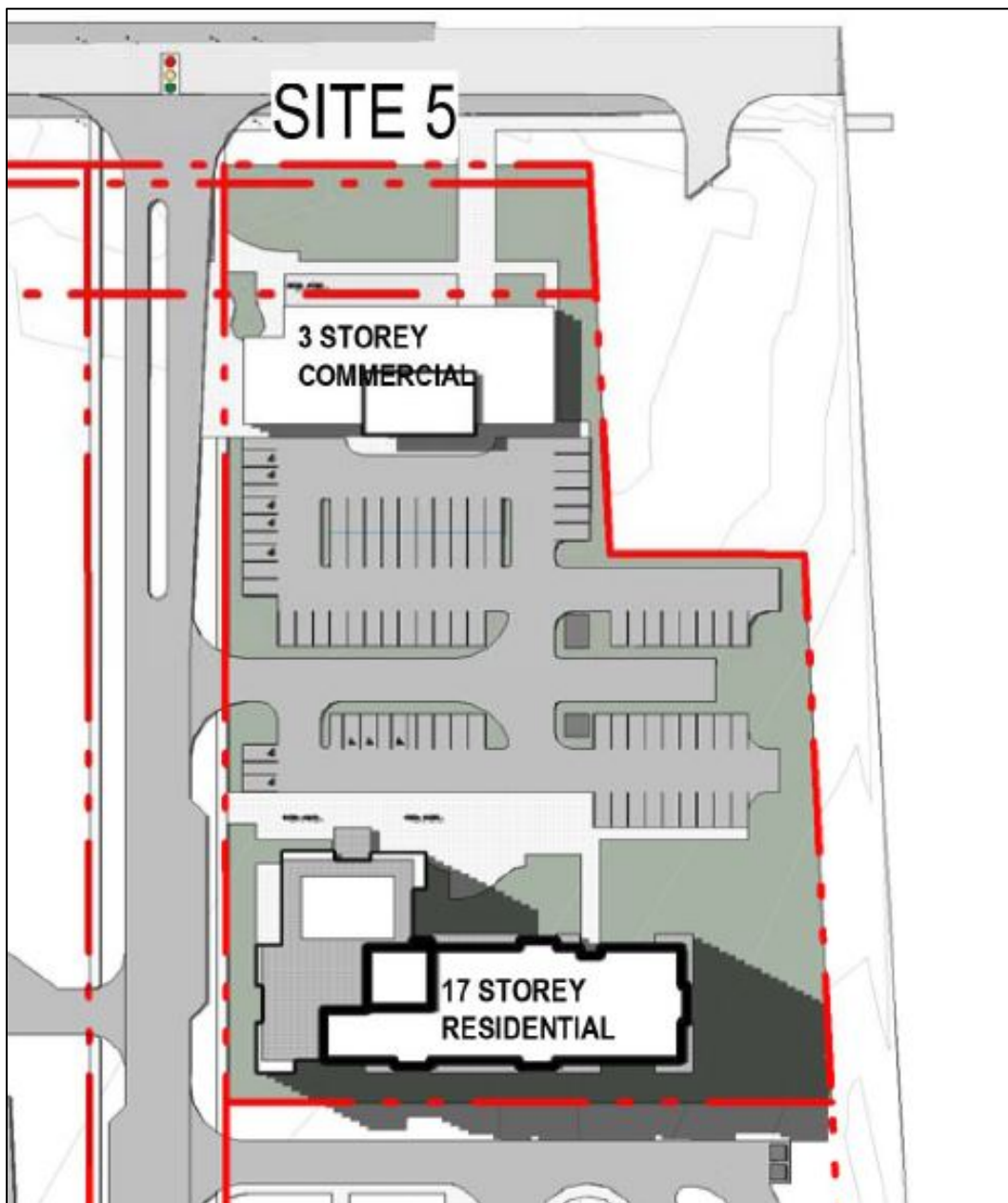
Conceptual Site Plan

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

Building Renderings



Conceptual Rendering



Concept Plan

The above images represent the applicant's proposal as submitted and may change.