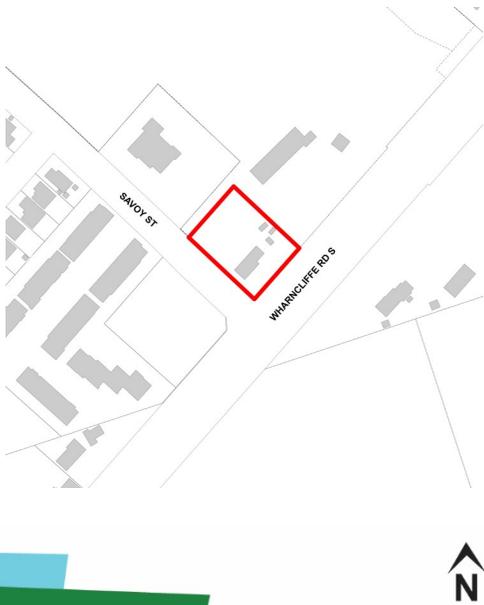




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

2009 Wharncliffe Road South



File: OZ-9348

Applicant: 2425293 Ontario Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 9-storey mixed-use apartment building containing 55 residential units and 477 square metres of commercial gross floor area;
- A maximum front yard depth of 3.9 metres;
- A minimum interior side yard depth of 1.2 metres;
- A parking rate of 1 space per residential unit
- A parking rate of 1 space per 40 square metres of gross floor area for any permitted non-residential use;
- A maximum building height of 31 metres;
- A mixed-use density of 216 units per hectare.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 2, 2021**

Catherine Maton

cmaton@london.ca

519-661-CITY (2489) ext. 5074

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

File: OZ-9348

london.ca/planapps

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

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: May 12, 2021

Application Details

Requested Amendment to the 1989 Official Plan

To add a Chapter 10 Specific Area Policy to permit a mixed-use building with a maximum height of 9-storeys, 477 square metres of commercial gross floor area, and a maximum mixed-use density of 216 units per hectare.

Requested Amendment to The London Plan (New Official Plan)

To add a Chapter 10 Specific Area Policy to permit a mixed-use building with a maximum height of 9-storeys, 477 square metres of commercial gross floor area, and a maximum mixed-use density of 216 units per hectare.

Requested Amendment to the Southwest Area Secondary Plan

To add a Chapter 10 Specific Area Policy to permit a mixed-use building with a maximum height of 9-storeys, 477 square metres of commercial gross floor area, and a maximum mixed-use density of 216 units per hectare.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR4) Zone to a Business District Commercial Special Provision Bonus (BDC(_)*B-_) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Urban Reserve (UR4) Zone

Permitted Uses: Existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities, and manure storage facilities; conservation lands; managed woodlot; wayside pit; passive recreation use; kennels; private outdoor recreation clubs; riding stables.

Special Provisions: None.

Requested Zoning

Zone: Business District Commercial Special Provision Bonus (BDC(_)*B-_) Zone

Permitted Uses: Animal hospitals; apartment buildings, with any or all of the other permitted uses on the first floor; bake shops; clinics; commercial recreation establishments; commercial parking structures and/or lots; converted dwellings; day care centres; dry cleaning and laundry depots; duplicating shops; emergency care establishments; existing dwellings; financial institutions; grocery stores; laboratories; laundromats; libraries; medical/dental offices; offices; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; video rental establishments; lodging house class 2; cinemas; brewing on premise establishment; food store; animal clinic; convenience store; post office; convenience service establishments; dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; bed and breakfast establishments; antique store; police stations; artisan workshop; craft brewery.

Special Provisions: A maximum front yard depth of 3.9 metres; a minimum interior side yard depth of 1.2 metres; a minimum parking rate of 1 space per residential unit; and a minimum parking rate of 1 space per 40 square metres of any permitted non-residential use.

Bonus Zone: A maximum building height 31 metres and a maximum mixed-use density of 216 units per hectare, in return for eligible facilities, services, and matters outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638_ to 1655_ of The London Plan

The City may also consider an alternative zone variation(s) to facilitate the requested development other than those identified above.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Multi-Family, Medium Density Residential in the 1989 Official Plan, which permits multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of low-rise residential 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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Development 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. 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.

For more information go to <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

Notice of Collection of Personal Information

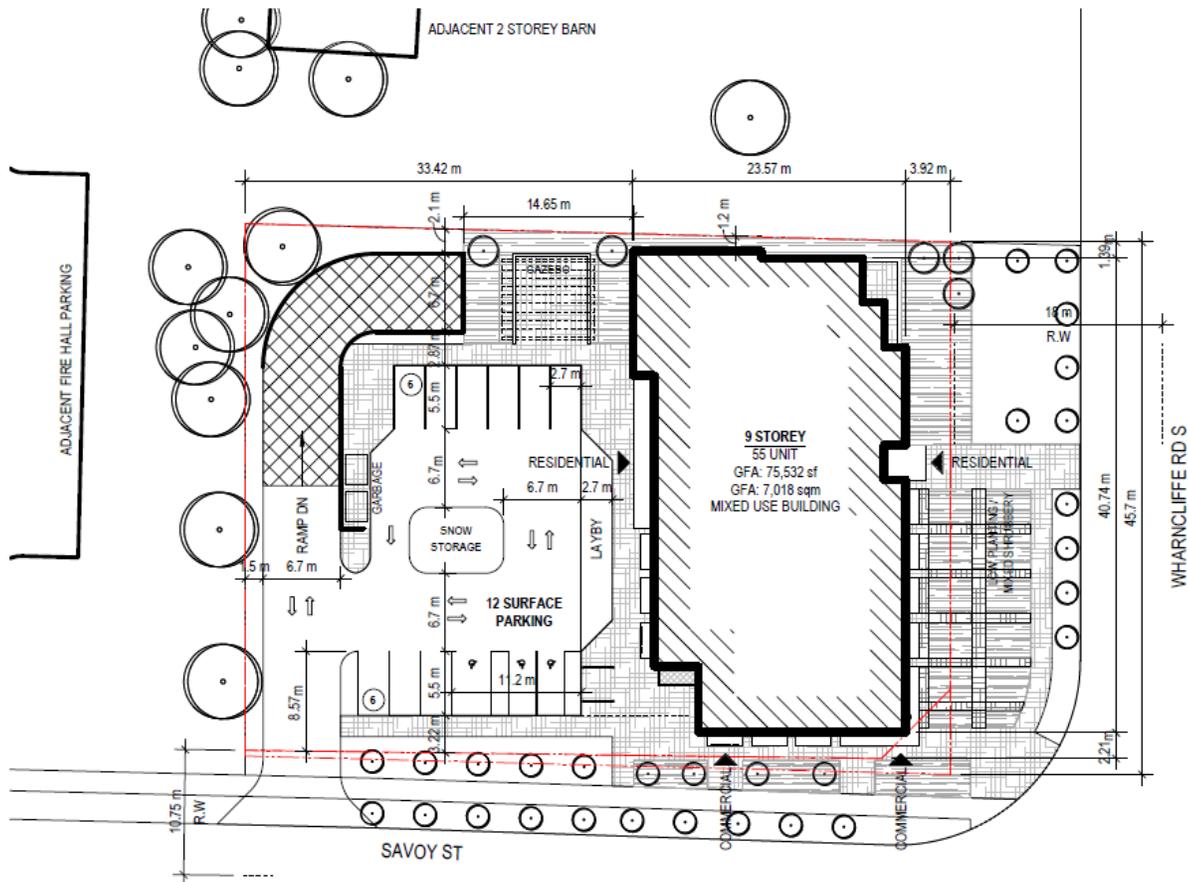
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001,

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 developmentservices@london.ca for more information.

Site Concept



Site Concept Plan

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

Building Renderings



Conceptual Rendering – Northerly view from intersection of Wharncliffe Road South and Savoy Street



Conceptual Rendering – Southerly view from Wharncliffe Road South

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