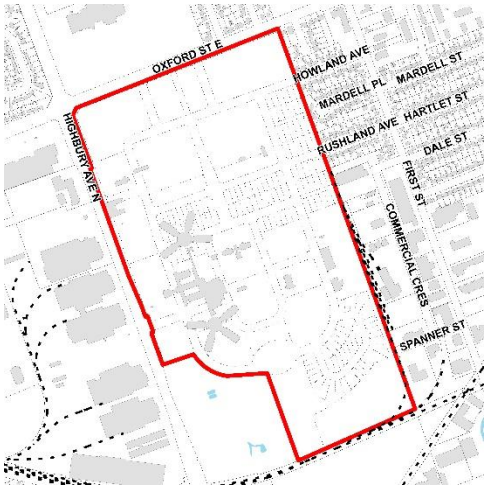




NOTICE OF REVISED PLANNING APPLICATION

Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

850 Highbury Ave North



File: 39T-21503/OZ-9324

Applicant: Old Oak Properties

What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- 126 single detached dwellings;
- five (5) medium density residential blocks, two (2) medium density residential/mixed-use blocks, seven (7) high density residential/mixed use blocks, and one (1) institutional block;
- four (4) heritage blocks;
- one (1) parkland block, one (1) storm water management block, four (4) open space blocks;
- one (1) private road block, two (2) road widening blocks and one (1) future development block;
- all served by the extension of Rushland Avenue, Howland Avenue and eight (8) new streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 22, 2022**

Michael Clark

mclark@london.ca

519-661-CITY (2489) ext. 4586

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: 39T-21503/OZ-9324

london.ca/planapps

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

Mohamed Salih

msalih@london.ca

519-661-CITY (2489) ext. 4003

**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: April 4, 2022

Application Details

The applicant has submitted a revised Draft Plan of Subdivision (39T-21503) and Official Plan Amendment (OZ- 9324). The original Notice of Application for these and the associated Zoning By-Law Amendment was circulated on March 10, 2021.

Requested Revised Draft Plan of Subdivision

Consideration of a revised Draft Plan of Subdivision consisting of 126 single detached dwellings, five (5) medium density residential blocks, two (2) medium density residential/mixed-use blocks, seven (7) high density residential/mixed use blocks, one (1) institutional block, four (4) heritage blocks, one (1) parkland block, one (1) storm water management block, four (4) open space blocks, one (1) future development block, one (1) private road block, and two (2) road widening blocks all served by the extension of Rushland Avenue, Howland Avenue and eight (8) new streets.

Requested Revised Amendment to the 1989 Official Plan

Possible revised amendment to the Official Plan to amend the London Psychiatric Hospital Lands Secondary Plan (LPHSP). The proposed amendment will seek to bring the existing LPHSP policies more inline with the permissions of the Transit Village Place Type of The London Plan which would permit greater heights and densities. Multiple amendments are being proposed that will affect multiple policies of the plan. This includes the addition of low-density residential uses, changes to the urban design, heritage, and transportation policies of the plan, elimination of minimum density requirements for low density areas of the plan, increases to the height and density permissions of other areas of the plan, removal of the institutional section of the plan, and changes to the planned street network both within the plan and to adjacent neighbourhoods. Larger scale amendments include the following:

- Removal of sections 20.4.3.2.2 Village Core Policy Area 2 – Mixed Use Office, 20.4.3.2.3 Village Core Policy Area 3 - Mixed Use Residential, 20.4.3.3.2 Transit-Oriented Corridor Policy Area 2 - High-rise Residential, 20.4.3.4 Academic Area Designation, 20.4.3.4.1 Academic Policy Area 1 – Private Recreation, 20.4.3.4.2 Academic Policy Area 2 – Academic Classrooms and Offices, 20.4.3.4.3 Academic Policy Area 3 – Satellite Campus Residences.
- Addition of single storey commercial uses as a permitted use within the Village Core, removal of bonussing provisions, and the expansion of the Urban Design policies, including specific policies for High Rise Buildings, Mid-Rise Buildings, Low-Rise Buildings, Ground Floor Design, and Back of House and Loading areas
- Amendments to Schedule 1 – Community Structure Plan, Schedule 2 - Character Area Land Use Designations, Schedule 3 - Sub Area Designations, Schedule 4 – Building Height Plan, Street 5 – Street Hierarchy Plan, Schedule 6 – Pedestrian and Cycling Network, Schedule 7 – Cultural Heritage Framework, and Schedule 8 – Urban Design Priorities.
- Amendments throughout the Secondary Plan to replace references to the 1989 Official Plan, its land use designations, and street classifications with references to the London Plan.

Requested Zoning By-law Amendment

To change the zoning from a Regional Facility (RF) Zone to a Residential R1 (R1-5) Zone, Residential R6 (R6-3) Zone, Residential R5 Special Provision/Heritage (R5-7(_)/HER) Zone, Residential R5/R7 Special Provision/Heritage (R5-7(_)/R7*H15*D150/HER) Zone, Neighbourhood Shopping Area Special Provision/Residential R5 Special Provision (NSA3(_)/R5-7(_)) Zone, Community Facility/Heritage (CF2/CF3/HER) Zone, Community Facility/Residential R8/Heritage (CF2/CF3/R8-4/HER) Zone, Residential R5/R8/R9 Special Provision (R5-7(_)/R8-4(_)/R9-7(_)) Zone, Business District Special Provision/Residential R5/R9 Special Provision (BDC(_)/R5-7(_)/R9-7(_)) Zone, Business District Commercial/Community Facility/Heritage (BDC/CF2/CF3/HER) Zone and a Open Space (OS1) 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.

Zone(s):

- **Residential R1 (R1-5) Zone** - to permit single detached dwellings;
- **Residential R6 (R6-3) Zone** - to permit cluster single detached, semi detached and duplex dwellings;
- **Residential R5 Special Provision/Heritage (R5-7(_)/HER) Zone** - to permit cluster townhouse dwellings and cluster stacked townhouse with a special provision to permit a

maximum density 150uph. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;

- **Residential R5/R7 Special Provision/Heritage (R5-7()/R7*H15*D150/HER) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities and emergency care establishments with a special provision to permit a maximum density of 150uph. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Neighbourhood Shopping Area Special Provision/Residential R5 Special Provision (NSA3()/R5-7()) Zone** - to permit a range of neighbourhood-scale retail, personal service and office uses which are primarily intended to provide for the convenience shopping and service needs of nearby residents with a special provision for a maximum height of 12 metres and density of 150uph for mixed-use apartment buildings with the NSA3 Zone. The R5-7 zone will permit cluster townhouse dwellings and cluster stacked townhouse dwellings with a special provision to permit a maximum density 150uph;
- **Community Facility/Heritage (CF2/CF3/HER) Zone** - to permit institutional type uses which provide a city-wide or community service function. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Community Facility/Residential R8/Heritage (CF2/CF3/R8-4/HER) Zone** - to permit institutional type uses which provide a city-wide or community service function. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act. The R8-4 zone will permit apartment buildings, lodging house class 2, stacked townhousing, emergency care establishments and continuum-of-care facilities;
- **Residential R5/R8/R9 Special Provision (R5-7()/R8-4()/R9-7()) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, lodging house class 2, stacked townhousing, emergency care establishments and continuum-of-care facilities. A special provision will be applied to each zone to permit a maximum density of 200uph and a special provision to permit a maximum height of 30m will be applied to the R8-4 and R9-7 zones;
- **Business District Special Provision/Residential R5/R9 Special Provision (BDC()/R5-7()/R9-7()) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses, cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, lodging house class 2, stacked townhousing, emergency care establishments and continuum-of-care facilities. A special provision will be applied to each zone to permit a maximum density of 400uph and a special provision to permit a maximum height of 85m will be applied to the BDC and R9-7 zones;
- **Business District Commercial/Community Facility/Heritage (BDC/CF2/CF3/HER) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses. The CF zones will permit institutional type uses which provide a city-wide or community service function. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act; and
- **Open Space (OS1) Zone** - will permit future parkland/open space corridors.

The City may also consider special provisions in zoning to implement the urban design requirements and considerations of the London Psychiatric Hospital Lands Secondary Plan and holding provisions for the following: urban design, water looping, municipal services, and phasing

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, Multi-Family, High Density Residential, Regional Facility, Open Space and Office Residential in the 1989 Official Plan, which permit:

- **Multi-Family, Medium Density Residential** – 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. These areas may also be developed for single-detached, semi-detached and duplex dwellings.

- **Multi-Family, High Density Residential** - low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses.
- **Regional Facility** - hospitals; universities; community colleges; major recreational facilities; cultural facilities; large religious institutions; military establishments; and correctional or detention centres. Uses permitted in the Community Facilities designation will also be permitted in the Regional Facilities designation
- **Open Space** - public open space uses including district, city-wide, and regional parks; and private open space uses such as cemeteries and private golf courses are permitted in the Open Space designation. Agriculture; woodlot management; horticulture; conservation; essential public utilities and municipal services; and recreational and community facilities; may also be permitted.
- **Office Residential** - offices and residential uses within mixed-use buildings or complexes; apartments; small scale stand alone offices and office conversions.

The subject site is also subject to the London Psychiatric Hospital Secondary Plan. The LPHSP further breaks down the landuse designations on the site and provides specific policies areas within the plan to further define the vision and goals for each section of the plan.

The subject lands are in the Transit Village Place Type in The London Plan, permitting a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses .

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and 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 Planning and Development 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 Draft Plan of Subdivision 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. The Council Decision will inform the decision of the Director, Planning and Development, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning and Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentservices@london.ca. You will also be notified if you provide written comments, or

make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed official plan 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 Secretary of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Planning and Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 do so.

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.

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 by-law is 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 by-law is 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 do so.

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

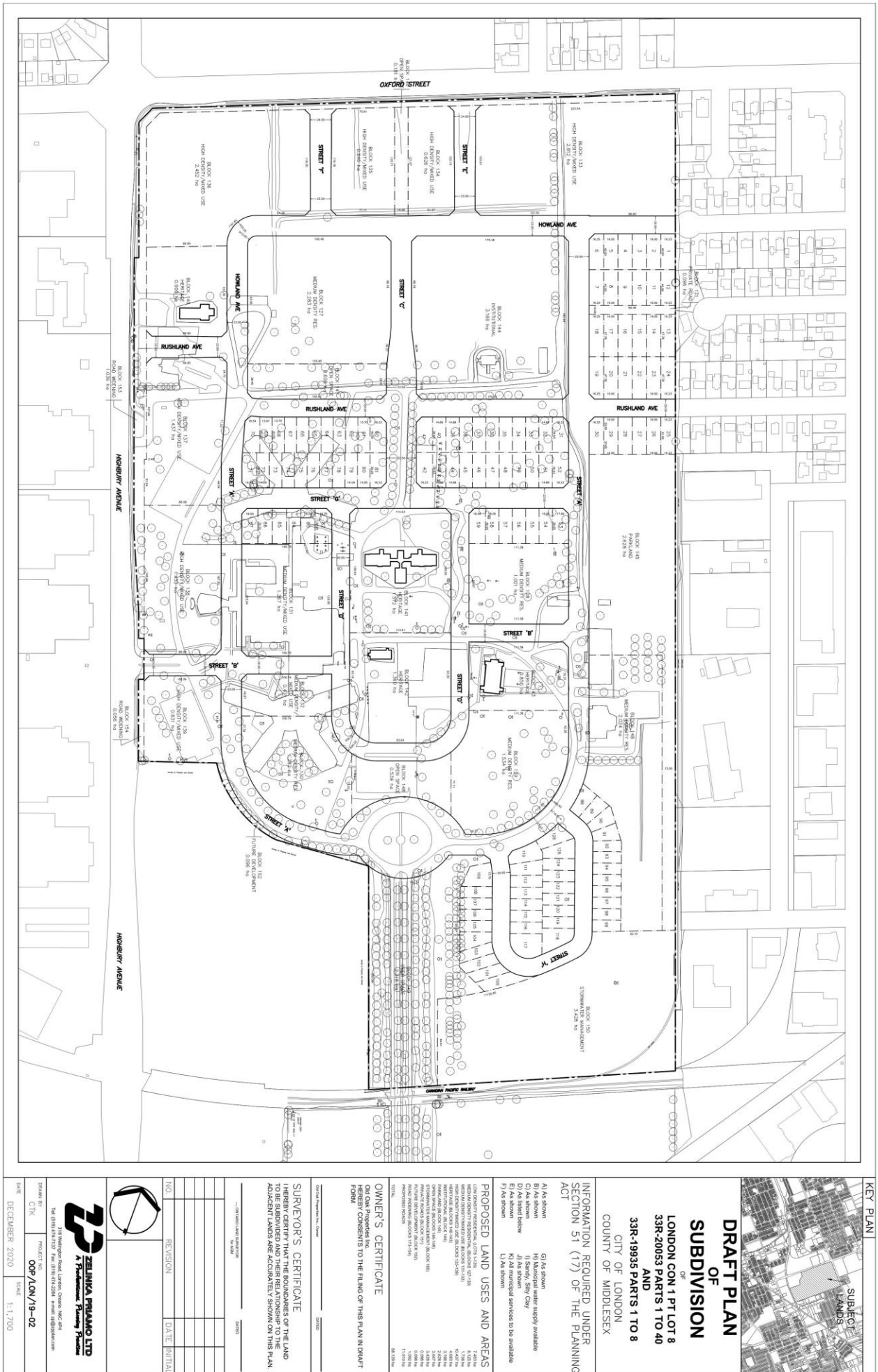
Notice of Collection of Personal Information

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 developmentsservices@london.ca for more information.

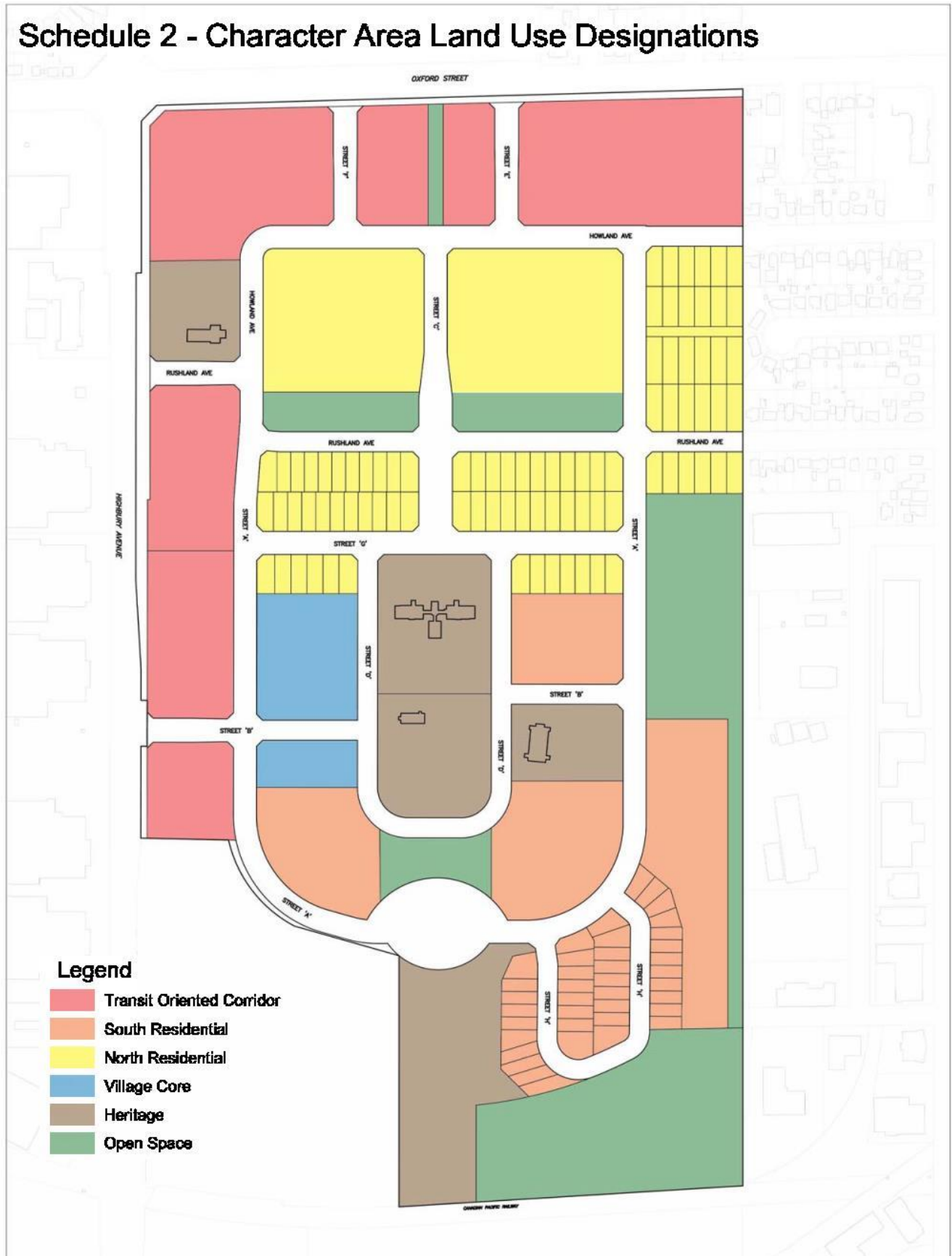
Requested Revised Draft Plan of Subdivision



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

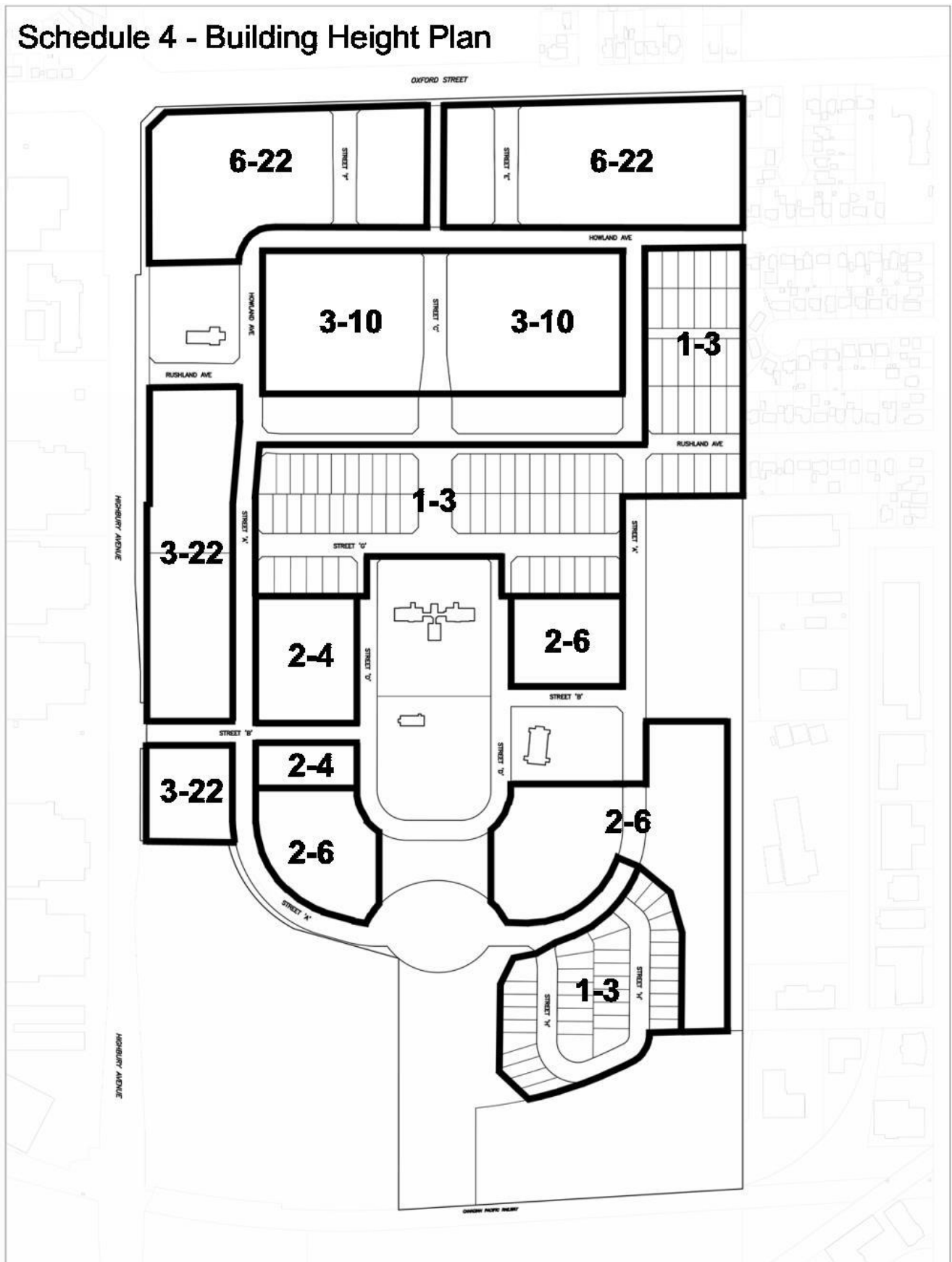
Requested Revised Official Plan Amendment

Schedule 2 - Character Area Land Use Designations



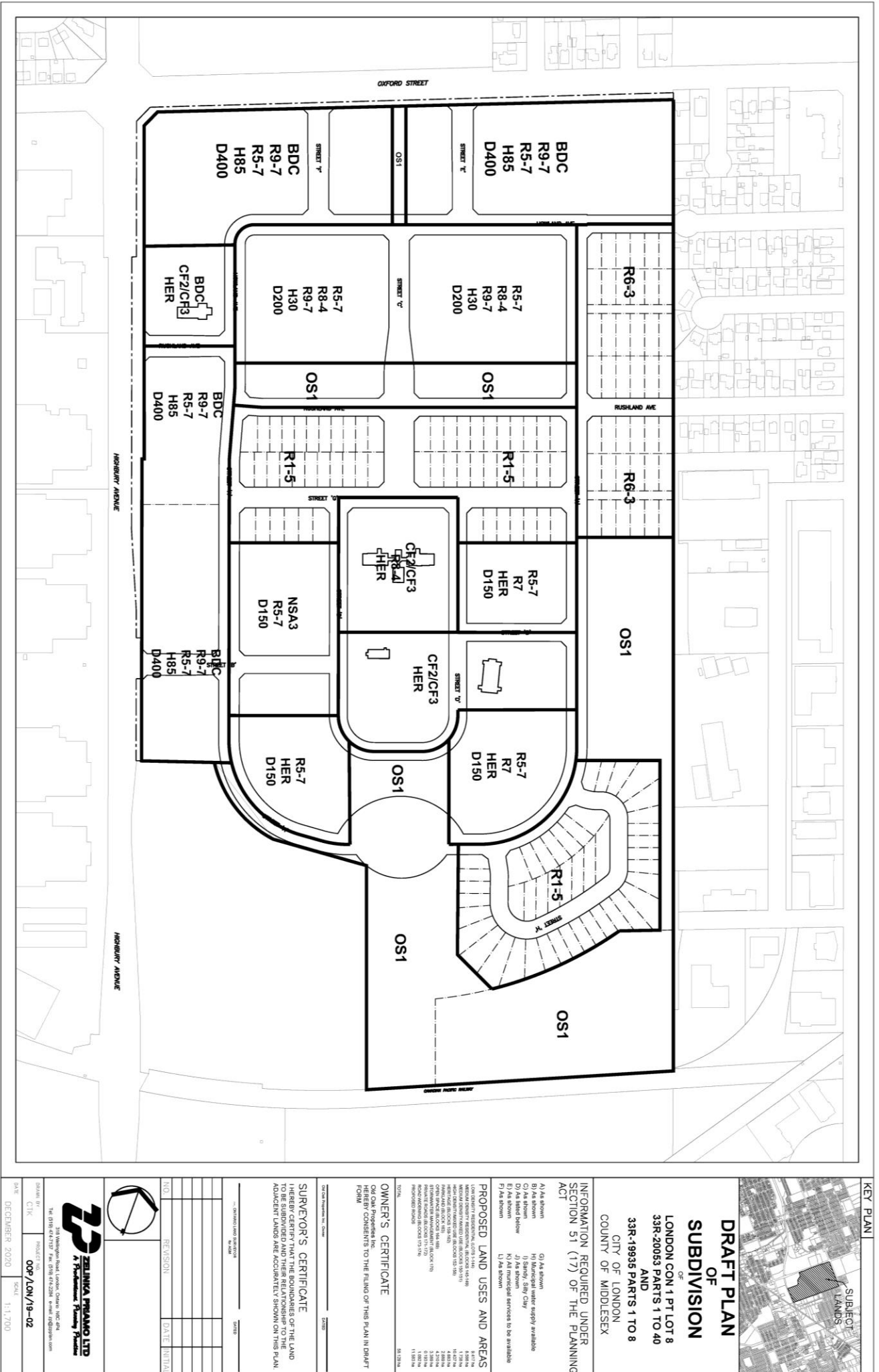
The above image represents the applicant's proposal as submitted and may change.

Schedule 4 - Building Height Plan



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

Requested Zoning By-Law Amendment



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