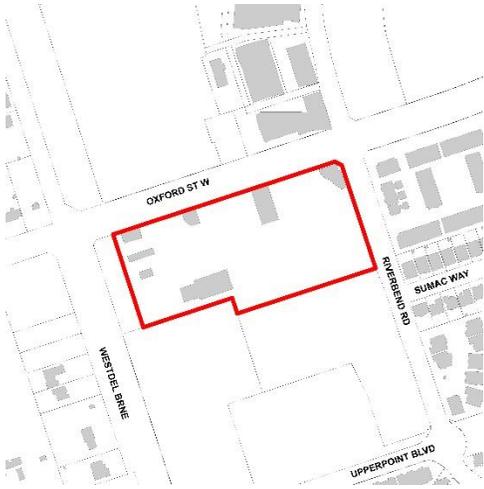




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1856-1910 Oxford Street W



File: O-9484/Z-9485

Applicant: Oxford West Gateway Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- Existing permitted commercial uses;
- A mixed-use development with a commercial podium consisting of ground floor commercial uses and two 10 & 11 storey residential towers;
- An apartment building as a permitted use;
- Reduced front yard and exterior yard setbacks of 0.0 metres;
- Reduced interior side yard setback of 32.0 metres;
- Reduced parking spaces of 554;
- Increased residential units of 223;
- 840m² of commercial; and
- Stand-alone buildings that do not form part of the shopping centre.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 17, 2022**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

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

File: O-9484/Z-9485

london.ca/planapps

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

Anna Hopkins

jfmillar@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: March 17, 2022

Application Details

Requested Amendment to The London Plan

To add a Specific Area Policy to permit a mixed-use development with 840m² of ground floor commercial along with two 10 & 11 storey residential towers within the Neighbourhood Place Type to align with the 1989 Official Plan.

Requested Zoning By-law Amendment

To change the zoning from a Commercial Shopping Area Special Provision (CSA5(6)) Zone to a Commercial Shopping Area Special Provision (CSA5()) 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: Commercial Shopping Area Special Provision (CSA5(6)) Zone

Permitted Uses: a wide range of community-scale retail and personal service uses, as well as some office, commercial recreation, community facilities and commercial school uses, which serve the needs of the community or a number of neighbourhoods located within convenient walking and/or driving distance.

Special Provision(s): n/a

Height: 12.0 metres

Requested Zoning

Zone: Commercial Shopping Area Special Provision (CSA5()) Zone

Permitted Uses: a wide range of community-scale retail and personal service uses, as well as some office, commercial recreation, community facilities and commercial school uses, which serve the needs of the community or a number of neighbourhoods located within convenient walking and/or driving distance; and apartment buildings.

Special Provision(s): Special provisions would permit a mixed-use development with apartment buildings; permit a minimum front and exterior side yard setback 0.0 metre setback as permitted under the current zone; permit a minimum interior side yard setback of 2.0 metres, whereas 4.5 metres is required; permit a height of 40.0 metres whereas 12.0 metres is required; minimum parking spaces of 554 whereas 608 spaces are required; a maximum of 223 residential units; a maximum of 840m² commercial; and to permit stand-alone buildings that do not form part of a shopping centre as permitted under the current zone.

Residential Density: 92 units per hectare

Height: 40.0 metres

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 Community Commercial Node in the 1989 Official Plan, which permits a wide range of commercial uses as the main uses. The subject site is also located within the Riverbend South Secondary Plan which permits residential units above commercial and office uses. The Multi-Family High Density Residential designation will also be a part of the review of this application.

The subject lands are in the Neighbourhoods Place Type on a Neighbourhood Connector in The London Plan, permitting single and semi-detached dwellings, duplexes, triplexes and townhouses.

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 Planning & 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development 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 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 and zoning by-law 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 and zoning by-law 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/>.

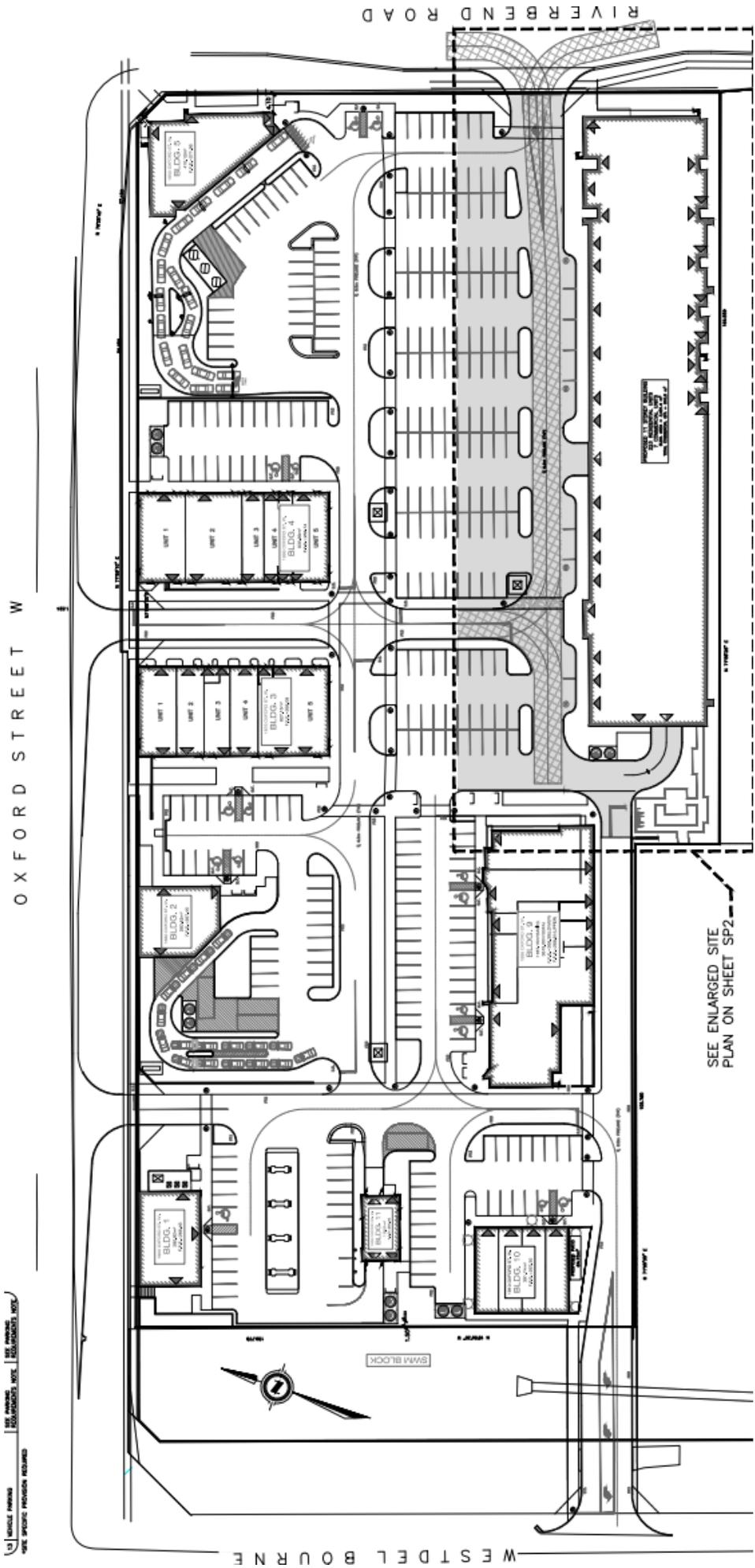
Notice of Collection of Personal Information

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 Michael Schulthess, City Clerk, 519-661-CITY(2489) ext. 5396.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

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.