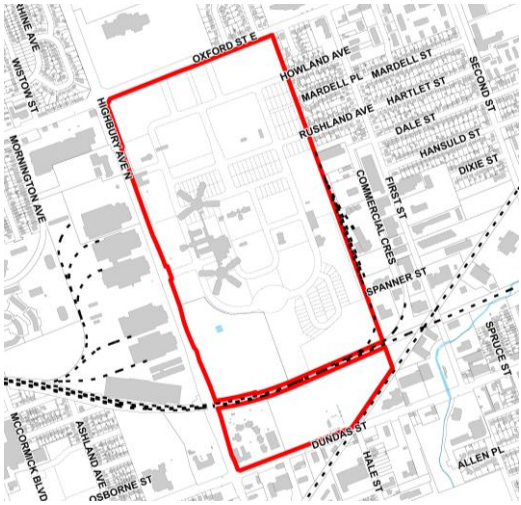


Official Plan Amendment

850 Highbury Avenue North



File: OZ-9324

Applicant: Old Oak Properties

What is Proposed?

Official Plan amendment to:

- Amend the London Psychiatric Hospital Lands Secondary Plan to allow mixed-use low, medium and high-density development with a mix of residential, commercial, heritage, community and other uses on the lands of the former London Psychiatric Hospital.
- Housekeeping updates to the Secondary Plan to remove references to the 1989 Official Plan

YOU ARE INVITED!

Further to the Notice of Revised Application you received on April 4, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, May 30, 2022, no earlier than 5:00 p.m.

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.

For more information contact:

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

To speak to your Ward Councillor:

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.

Application Details

Requested Amendment to The London Plan (New Official Plan)

Proposed revised amendment to the Official Plan to update the London Psychiatric Hospital Lands Secondary Plan (LPHSP) to change the designation of the property from the Transit-Oriented Corridor, Village Core, Academic Area, Residential Area, Open Space, and Heritage designation to the Transit-Oriented Corridor, Village Core, Residential Area, Open Space, and Heritage designation to permit a mixed-use low, medium and high-density development with a range of residential, commercial, heritage, community and other uses on the lands of the former London Psychiatric Hospital.

Multiple amendments are being proposed that will affect multiple policies and schedules of the plan. This includes increases to the height and density permissions along Oxford Street East and Highbury Avenue North, removal of the Academic Area designation of the plan, changes to the urban design, heritage, and transportation policies of the plan, elimination of minimum density requirements and the addition of single detached dwellings as a permitted use for low density areas of the plan, and changes to the planned connectivity network both within the plan and to adjacent neighbourhoods.

Larger scale proposed 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 and Transit-Oriented Corridor designations, removal of bonussing provisions, addition of low density residential uses as a permitted use within portions of the plan.
- Removal of density maximum and minimum and replacement with height limits, increases in the height permissions of the Transit-Oriented Corridor, redesignation of portions of the Village Core and Academic Area designations to the Transit-Oriented Corridor designation;
- 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.

The City may also consider additional or revised recommendations including:

- Revised amendments to the Secondary Plan policies and schedules to ensure that the Secondary Plan is consistent with the in force and effect London Plan policies including the City Building policies, Place Type Policies, and policies related to Protected Major Transit Station Areas.
- Amendments throughout the Secondary Plan, including to policies affecting the lands known municipally as 840 & 850 Highbury Avenue North, and 1340 & 1414 Dundas Street, to replace references to the 1989 Official Plan, its land use designations and street classifications, with references to the London Plan.

The City has also received applications for Zoning By-Law Amendment (OZ-9324) and Draft Plan of Subdivision (39T-21503) to implement of the policies of the proposed Official Plan Amendment. The Planning and Environment Committee will be considering these applications at a future public meeting, the date and time of which will be published in the Londoner.

The Official Plans are available at london.ca.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on

such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will 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](https://neighbourgood.ca) 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, 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/>.

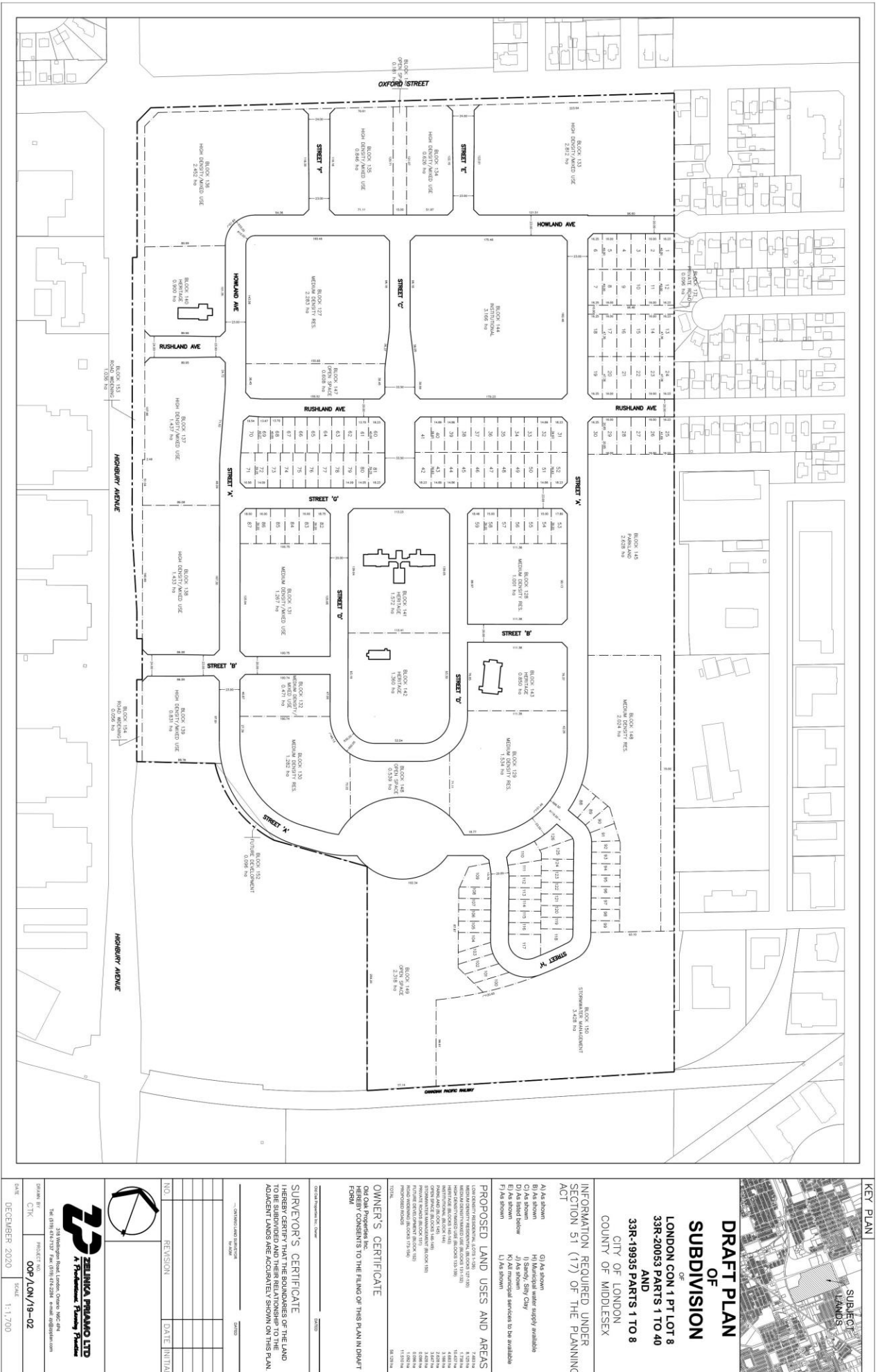
Notice of Collection of Personal Information

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 Evelina Skalski, 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 May 23, 2022 to request any of these services.

Site Concept



KEY PLAN

SUBJECT LANDS

DRAFT PLAN OF SUBDIVISION

OF

LONDON CON 1 PT LOT 8

33R-20053 PARTS 1 TO 8

AND

33R-19935 PARTS 1 TO 8

CITY OF LONDON

COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- A) As shown
- B) As shown
- C) As shown
- D) As shown
- E) As shown
- F) As shown
- G) As shown
- H) Municipal water supply available
- I) Street, City City
- J) All municipal services to be available
- K) As shown
- L) As shown

PROPOSED LAND USES AND AREAS

Block 129: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 130: OFFICE SPACE (2,238 m²)

Block 131: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 132: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 133: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 134: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 135: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 136: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 137: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 138: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 139: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 140: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 141: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 142: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 143: HIGH DENSITY RESIDENTIAL (2,238 m²)

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Block 147: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 148: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 149: HIGH DENSITY RESIDENTIAL (2,238 m²)

Block 150: HIGH DENSITY RESIDENTIAL (2,238 m²)

OWNER'S CERTIFICATE

Old Oak Properties Inc.

HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed surveyor of the land to be subdivided and their relationship to the adjacent lands are accurately shown on this plan.

NO.	REVISION	DATE	INITIAL

ZELINCA PRILANO LTD

A Professional Planning Firm

318 Wellington Road, London, Ontario N6C 4K4

TEL: 519-837-7477 FAX: 519-837-7334 WWW.ZELINCA.COM

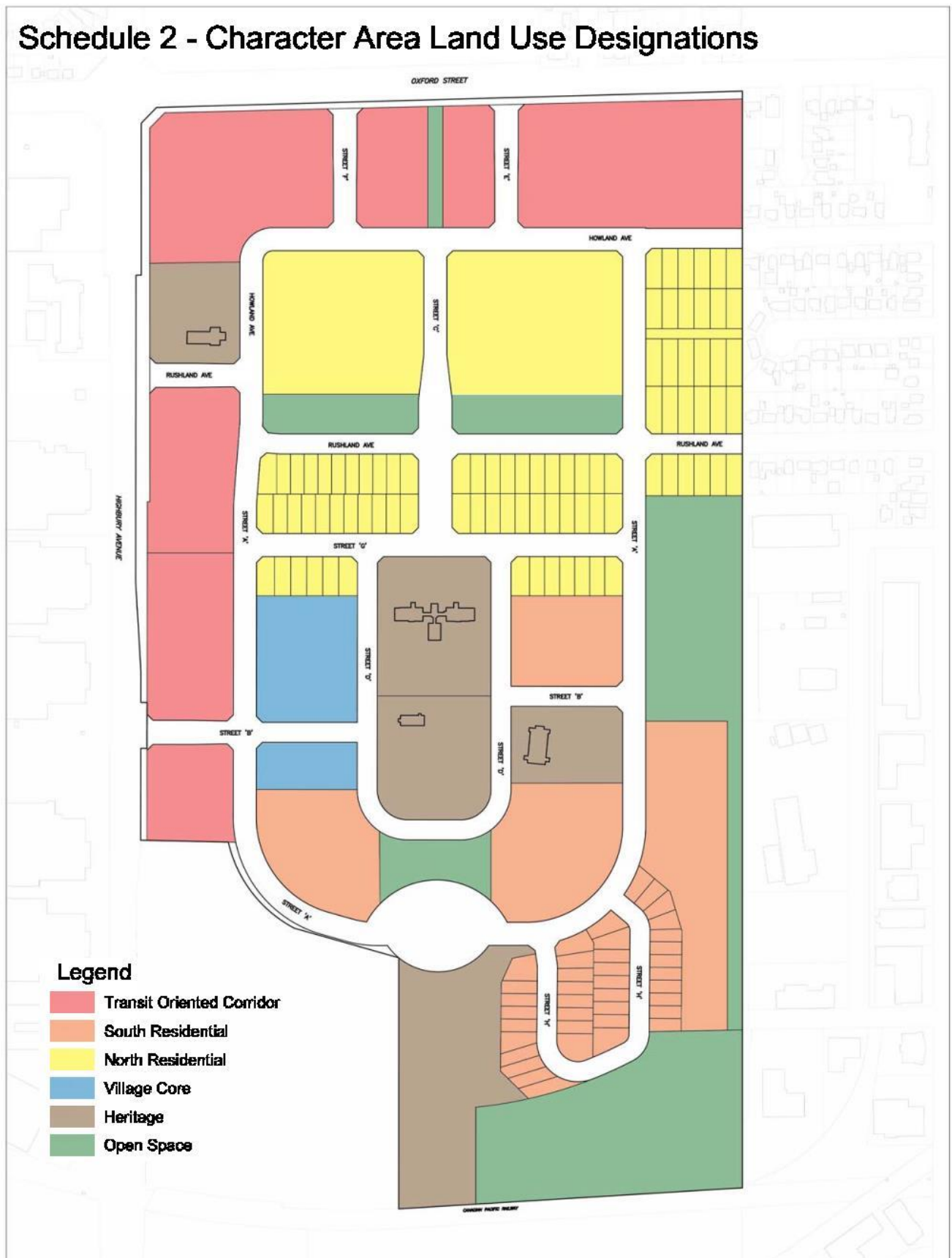
DRAWN BY: PROJECT NO: **OP/LON/19-02**

CHK: DATE: **DECEMBER 2020** SCALE: **1:1,700**

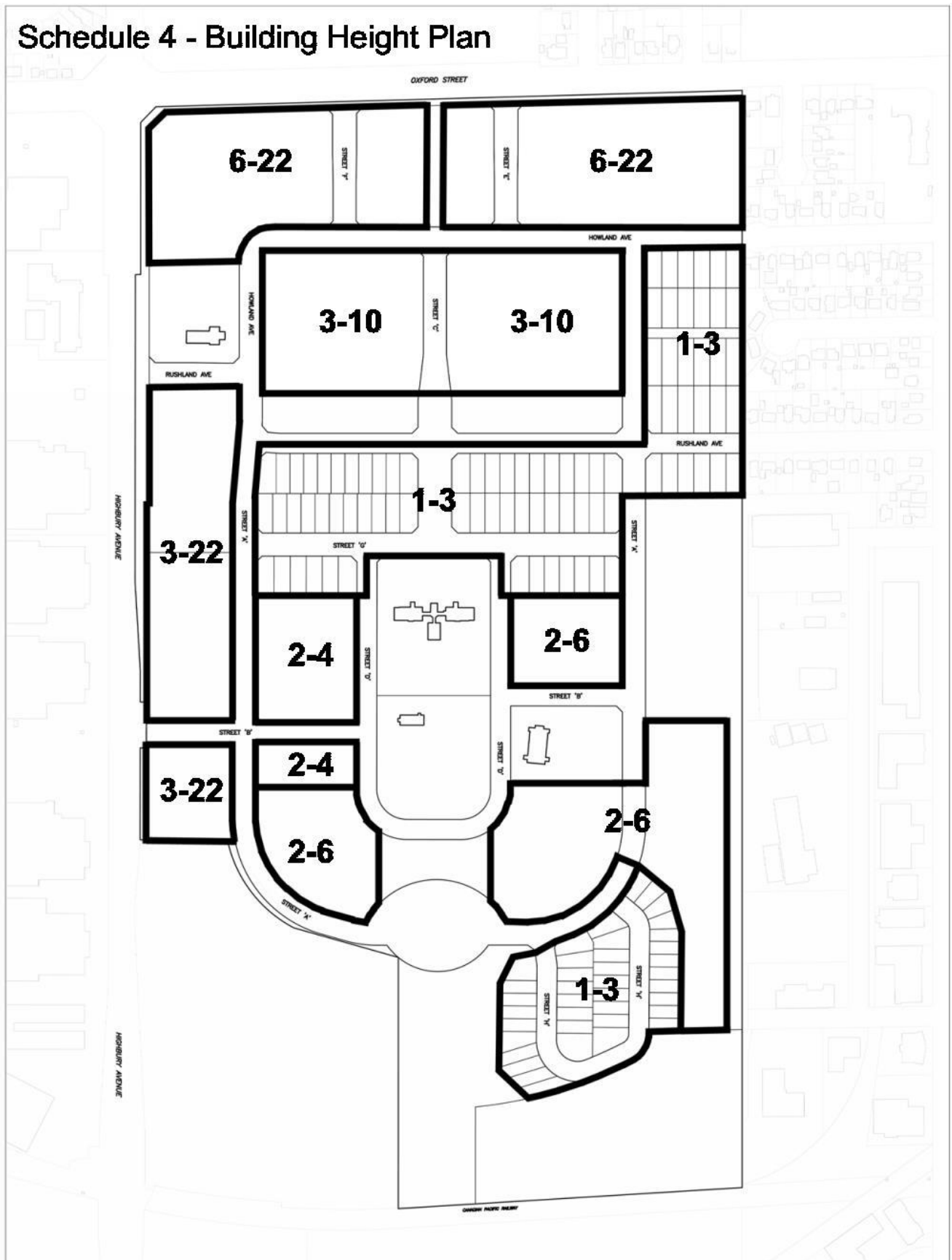
The above image represents the applicant's proposal as submitted and may change.

Proposed Revised Official Plan Amendment

Schedule 2 - Character Area Land Use Designations



Schedule 4 - Building Height Plan



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