

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

Parking Standards Review



File: OZ-9520

Applicant: The Corporation of the City of London

What is Proposed?

Proposed amendments to the London Plan and Zoning By-law No. Z.-1 including changes to off-street parking standards for automobiles and bicycles. Specific changes include:

- Amendments to the London Plan, 2016 to clarify that minimum parking requirements shall not apply within the Downtown, Transit Village, Rapid Transit Corridor and Main Street Place Types;
- Amendments to Zoning Bylaw Z.-1, Section 4.19 to remove minimum parking requirements in the Downtown Transit Village, Rapid Transit Corridor, and Main Street Place Types; reduce minimum parking requirements in other parts of the City; increase bicycle parking requirements, and, maintain accessible parking requirements.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 7, 2022**

Isaac de Ceuster

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519-661-CITY (2489) ext. 3835

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

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london.ca/planapps

**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

- i. Amend Policy 271, 274 and 365 to add clarity that there shall be no minimum Parking Standards for the Downtown, Transit Village, Rapid Transit Corridor and Main Street Place Types;
- ii. Amend Policy 802_4 to add clarity that no residential or non-residential minimum parking shall be required for Downtown development.

Requested Zoning By-law Amendment

- i. Amend Section 4.19.4 to prohibit front yard parking within the Downtown, Transit Village, Rapid Transit Corridor, and Main Street Place Types;
- ii. Amend Section 4.19.9 delete the existing Parking Standard Areas and exempt the Downtown, Transit Village, Rapid Transit Corridor, and Main Street Place Types from minimum parking requirements;
- iii. Amend Section 4.19.10 to reduce parking requirements in other parts of the city and maintain current requirements for accessible parking spaces;
- iv. Amend Sections 4.19.14 and 4.19.16 to establish new, increased bicycle parking requirements that are calculated independently from automobile parking spaces.

The Official Plans and the Zoning By-law 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 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 City Planning 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. 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 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/appeals-process/forms/>.

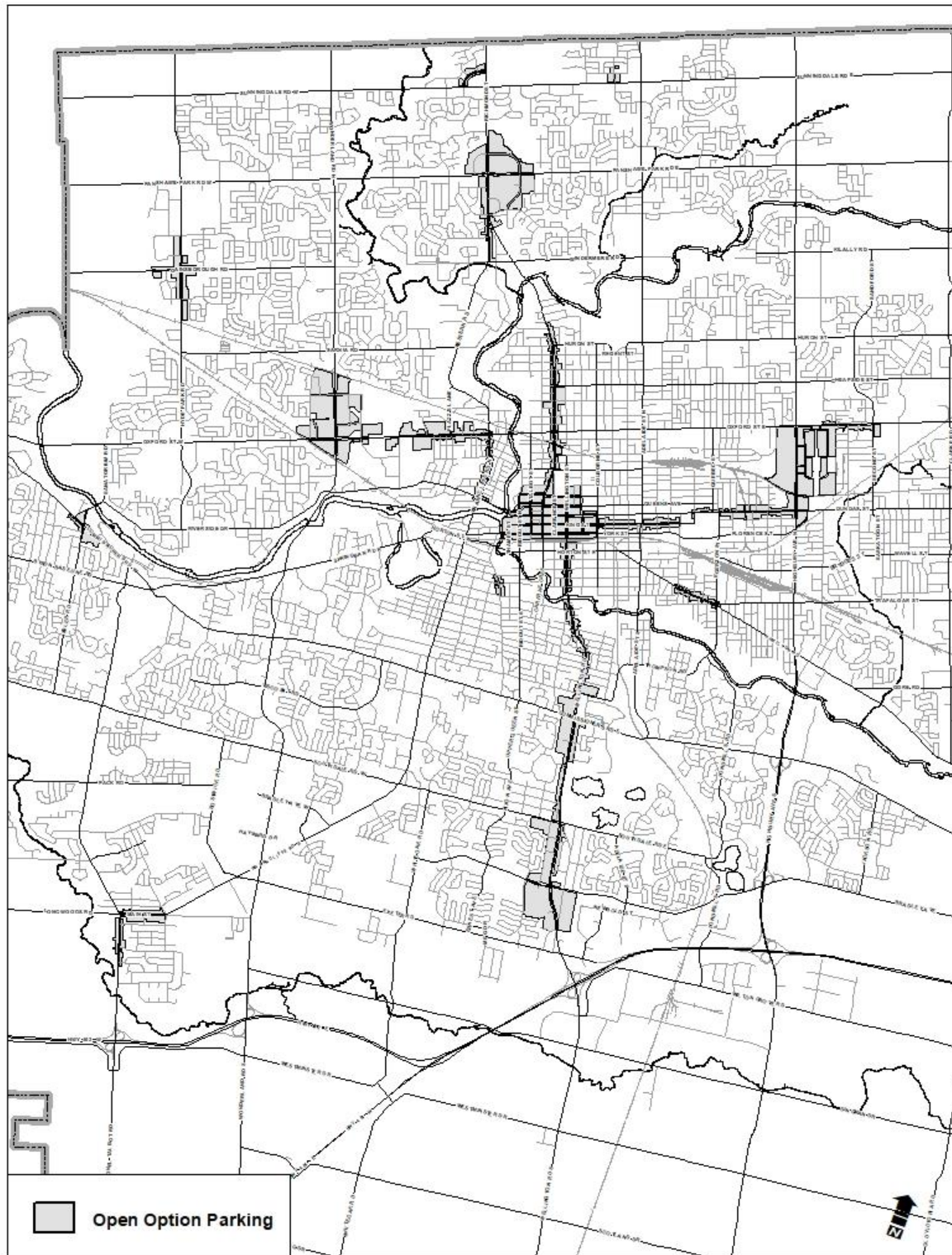
Notice of Collection of Personal Information

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

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca or 519-661-4980 for more information.

Map of Place Types with Open Option Parking



Map with revised Parking Standard Areas. The areas where no minimum parking would be required is shown in grey and includes the Downtown, Transit Village, Rapid Transit Corridor and Main Street Place Types. All other Place Types including Urban Corridors, Shopping Area, Neighbourhoods, Institutional, Light and Heavy Industrial, Future Growth, Farmland, Rural Neighbourhoods and Waste Management Resource Recovery Area Place Types shall have significantly lower off-street parking minimums.