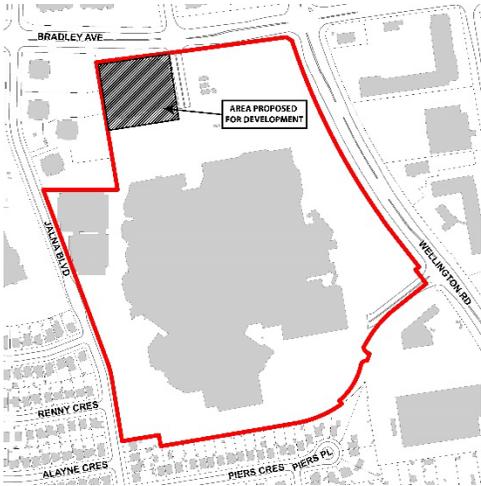




NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Official Plan and Zoning By-law Amendments

1105 Wellington Road



File: OZ-9725

Applicant: White Oaks Shopping Centre Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- Two high-rise towers with heights of 30 and 32 storeys and a total of 568 residential units, in addition to the existing shopping mall.
- Special provisions for increased building height, increased density, reduced front yard depth, reduced interior side yard depth, reduced rear yard depth, and increased lot coverage.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, July 16, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time:
<https://london.ca/government/council-civic-administration/council-committee-meetings>

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.

Please provide any comments by **May 1, 2024**

For more information contact:

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-9725

london.ca/planapps

To speak to your Ward Councillor:

Councillor Elizabeth Pelosa
epelosa@london.ca
519-661-CITY (2489) ext. 4012

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 10, 2024

Application Details

Requested Amendment to The London Plan (New Official Plan)

To add a Specific Policy to the Transit Village Place Type to permit a maximum height of 32 storeys and to add the lands to Map 7 – Specific Policy Areas.

Requested Zoning By-law Amendment

To change the zoning from a Regional Shopping Area (RSA4) Zone to a Regional Shopping Area/Residential R10 Special Provision (RSA4/R10-5()*H115*D750) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The London Plan and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Regional Shopping Area (RSA4) Zone

Permitted Uses: Assembly halls; automotive uses, restricted; catalogue stores; clinics; commercial parking structures and/or lots; commercial recreation establishments; convenience service establishments; day care centres; duplicating shops; financial institutions; institutions; liquor, beer and wine stores; medical/dental offices; offices; patient testing laboratories; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; supermarkets; taverns; taxi establishments; video rental establishments; place of entertainment; brewing on premises establishments.

Special Provisions: None.

Residential Density: N/A.

Height: 24.0 metres.

Requested Zoning

Zone: Regional Shopping Area/Residential R10 Special Provision (RSA4/R10-5()*H115*D750) Zone

Permitted Uses: Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities; and all of the uses permitted in the RSA4 Zone.

Special Provision(s): A reduced minimum front yard depth of 1.5 metres (whereas a minimum of 18.8 metres is required); a reduced minimum interior side yard depth of 1.5 metres (whereas a minimum of 44.4 metres is required); a reduced minimum rear yard depth of 7.5 metres (whereas a minimum of 44.4 metres is required); and an increased maximum lot coverage of 80% (whereas 50% is the maximum).

Residential Density: 750 units per hectare (whereas 350 units per hectare is the maximum).

Height: 115 metres.

The City may also consider additional considerations such as a different base zone, the use of holding provisions, and/or additional special provisions.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Transit Village Place Type in The London Plan, permitting a broad range of uses, including residential apartment buildings, up to a standard maximum height of 15 storeys or an upper maximum height of 22 storeys.

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 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](#) 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/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 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.

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/>.

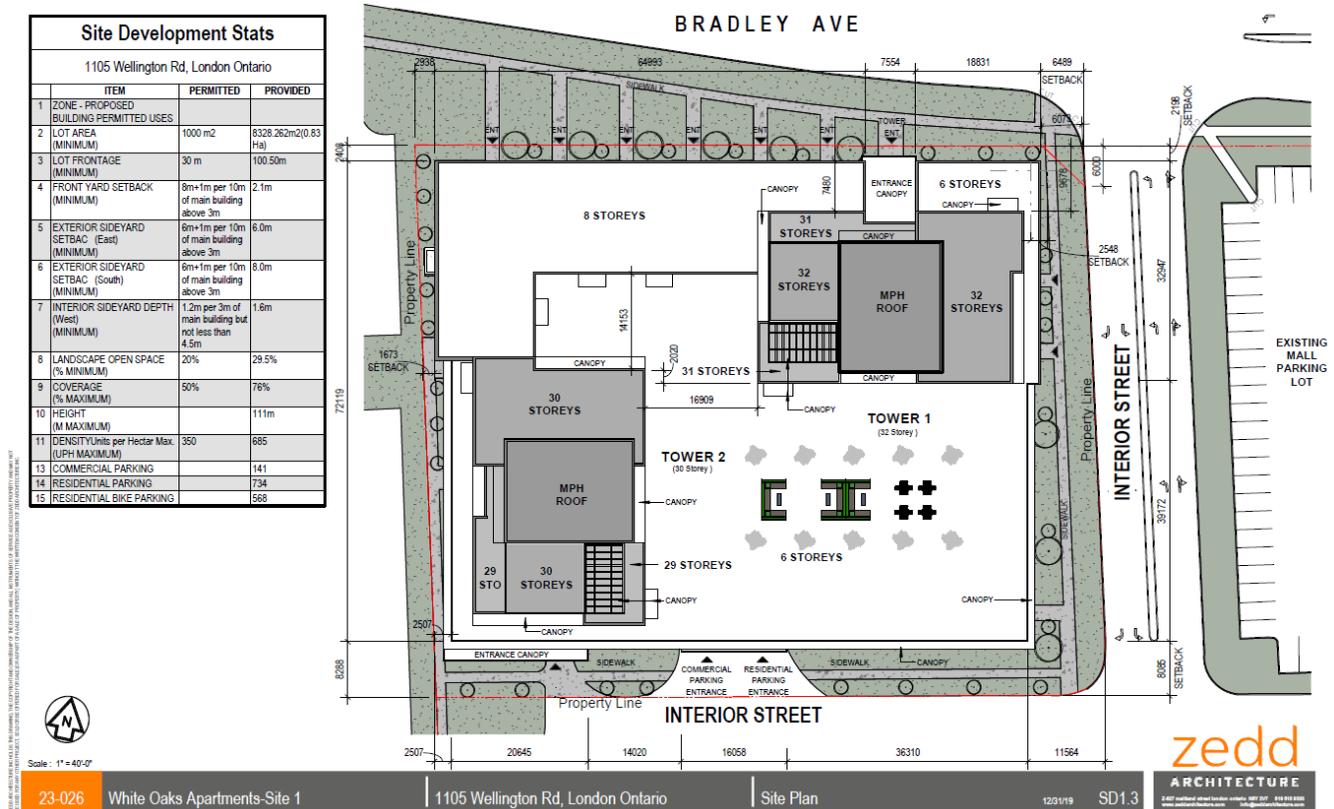
Notice of Collection of Personal Information

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

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 July 9, 2024 to request any of these services.

Site Concept



Site Concept Plan

Building Renderings



Conceptual Renderings

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