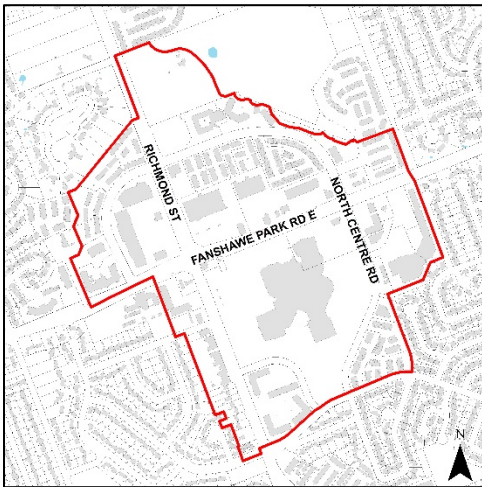


NOTICE OF PLANNING APPLICATION

Official Plan Amendment

Masonville Secondary Plan



File: O-8991

Applicant: The Corporation of the City of London

What is Proposed?

Official Plan amendment to allow:

- The preparation and adoption of a Secondary Plan for the lands in the Masonville Area, surrounding the intersection of Richmond Street and Fanshawe Park Road.
- This Secondary Plan will provide specific policies to guide the future growth and development of these lands, and will address such matters as: land use, building heights, connections, neighbourhood transition, built form, parkland, public realm and other matters.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 6, 2021**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

City Planning, City of London, 206 Dundas St., London ON N6A 1G7

File: O-8991

getinvolved.london.ca/masonville1

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

Maureen Cassidy Ward 5

or

Josh Morgan Ward 7

mccassidy@london.ca

joshmorgan@london.ca

519-661-CITY (2489) ext. 4005

516-661-CITY (2489) ext. 4007

**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 Current 1989 Official Plan

To adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Section 20.2 and 20.3 of the Official Plan. To add the Masonville Secondary Plan to Schedule D of the Official Plan. Policies will be developed to address such matters as: land use, building heights, connections, neighbourhood transition, built form, public realm and any other matters that arise through the learnings of the study process.

Requested Amendment to The London Plan (New Official Plan)

To adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Policy 1565 of The London Plan. To add the Masonville Secondary Plan to Map 7 – Specific Policy Areas in The London Plan. Policies will be developed to address such matters as: land use, building heights, connections, neighbourhood transition, built form, public realm and any other matters that arise through the learnings of the study process.

Both Official Plans are available at london.ca.

Planning Policies

Secondary Plans are prepared to provide for a coordinated planning approach and the opportunity for more detailed policy guidance. Secondary Plans are adopted by City Council and form part of the Official Plan. A Secondary Plan consists of policies and maps that provide more specific direction to guide redevelopment, establish street and pathway networks, identify park spaces, establish more detailed policies for land use, intensity and building, and establish transitional and interface policies.

The subject lands are currently designated as Multi-Family, Medium Density Residential, Multi-Family, High Density Residential, Enclosed Regional Commercial Node, and Office Area in the 1989 Official Plan, which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses.

The subject lands are in the Transit Village Place Type in The London Plan which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan policies that apply to 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 available materials for this project from earlier reports and past community information meetings at getinvolved.london.ca/masonville1
- Please note that this application is being circulated during the State of Emergency issued by the Province of Ontario. 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 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, 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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/contact/local-planning-appeal-tribunal/>.

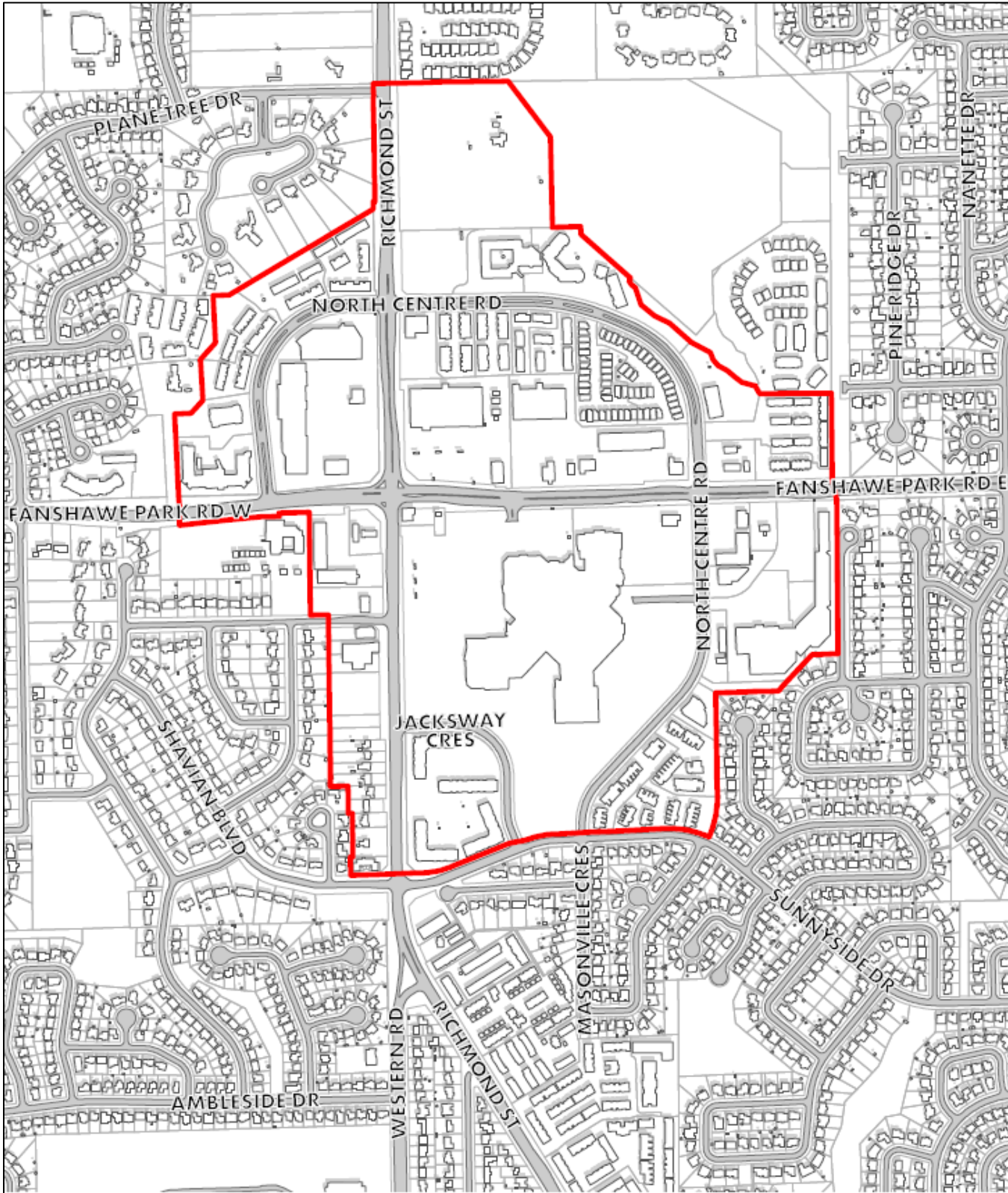
Notice of Collection of Personal Information

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 planning@london.ca or 519-661-4980 for more information.

Masonville Secondary Plan Boundary



MASONVILLE TRANSIT VILLAGE SECONDARY PLAN STUDY AREA