



NOTICE OF PLANNING APPLICATION

Draft Plan of Standard (Phased) Condominium

2261 Linkway Boulevard



File: 39CD-21516

Applicant: Rembrandt Developments (Fanshawe) Inc.

What is Proposed?

Draft Plan of Standard (Phased)Condominium to allow:

- 78 residential units
- Multiple-attached townhouse dwellings

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 29, 2021**

Alison Curtis
acurtis@london.ca

300 Dufferin Avenue, 6th Floor
London ON PO BOX 5035 N6A 4L9
File: 39CD-21516

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

Anna Hopkins
ahopkins@london.ca
519-661-CITY (2489) ext. 4009

Date of Notice: October 12, 2021

Application Details

Requested Draft Plan of Standard Condominium

Consideration of a Draft Plan of Standard (Phased) Condominium consisting of 78 multiple-attached, townhouse dwelling units on one (1) block with common elements for access from Linkway Boulevard, to be registered as one Condominium Corporation. There will be 38 units constructed during the Initial Registration and 40 units in Phase 1.

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.

Planning Policies

These lands are currently designated as Multi-Family, Medium Density Residential in the 1989 Official Plan, which permits multiple-attached dwellings, such as row houses or cluster homes; low-rise apartment buildings; rooming and boarding homes; emergency care facilities; converted dwellings; and, small scale nursing homes, rest homes and homes for the aged as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of residential dwelling types including single detached, semi-detached, duplex, triplex, townhouse dwellings and small-scale community facilities.

Reply to this Notice of Application

We are inviting your comments on the requested Draft Plan of Condominium at this time so that we can consider them as we review the application and prepare a recommendation for the consideration of the Director, Planning & Development, who is the Approval Authority for Draft Plan of Condominium applications.

What Are Your Legal Rights?

Notification of Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of condominium, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentsservices@london.ca. You will also be notified if you make a written request to the City of London for conditions of draft approval to be included in the Decision.

Right to Appeal to the Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

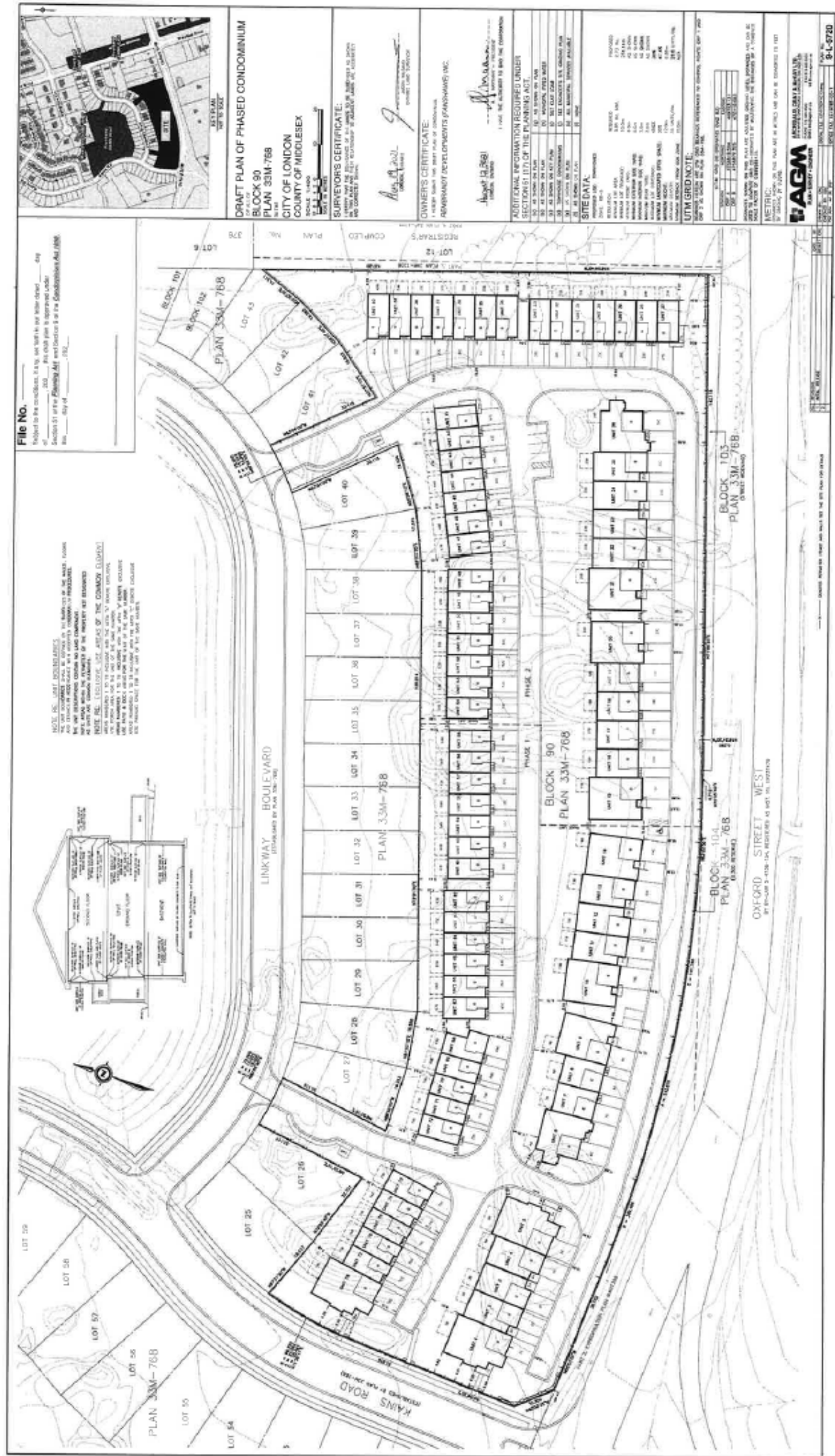
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person 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/>.

Accessibility

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

Requested Draft Plan of Standard Condominium



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