



NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision Official Plan and Zoning By-law Amendment

14 Gideon Drive and 2012 Oxford Street West



File: 39T-21501 / OZ-9295

Applicant: 2515060 & 2539427 Ontario Inc.

What is Proposed?

Draft Plan of Subdivision and Zoning amendments to allow:

- 36 single detached residential lots
- 1 medium density residential blocks
- 1 open space block
- 2 new streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 26, 2021**

Sean Meksula

smeksula@london.ca

519-661-CITY (2489) ext. 5349

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: 39T-21501 / OZ-9295

london.ca/planapps

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

Councillor Anna Hopkins

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

**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: February 10, 2021

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Draft Plan of Subdivision (please refer to attached draft plan)

Consideration of a Draft Plan of Subdivision consisting of 36 single detached lots (Lots 1-36); one (1) medium density residential block (Block 37); one (1) walkway block (Block 38); one (1) open space block (Block 39); two (2) road widening blocks (Blocks 40 and 41); and three (3) reserve blocks (Blocks 42, 43 and 44) new local streets (Street A and Street B).

Requested Official Plan Amendment (please refer to attached map)

Possible Amendments to the (1989) Official Plan:

- Schedule 'A' – Land Use Map to change the land use designations from: “Low Density Residential” to “Multi-Family, Medium Density Residential” for Block 37 on the proposed Draft Plan of Subdivision.

Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Requested Zoning (Please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve UR1 Zone to:

- Residential R1 (R1-2) Zone (Lots 1-36) - to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 9 metres;
- Residential R6/Residential R8 (R6-5/R8-4) Zone (Block 37) – to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, and stacked townhouse dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; and such uses as apartment buildings, senior citizens apartment buildings, and continuum-of-care facilities up to a maximum density of 75 units;
- Open Space OS1 Zone (Block 39) – to permit such uses as conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development in proximity to arterial roads.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as "Low Density Residential".

The subject lands are in the “Neighbourhoods” Place Type in The London Plan (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect) permitting a range of housing including single detached, townhouses and low rise apartments, and “Green Space”, permitting a range of public and private open space, parks, recreation, floodplain and conservation uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change 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;

- viewing the application-specific page at london.ca/planapps; or,
- 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 Development Services 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 Draft Plan of Subdivision 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](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. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Development Services, 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 provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed 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 Local Planning Appeal 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 subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Development Services to the Local Planning Appeal 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 subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 do so.

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 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

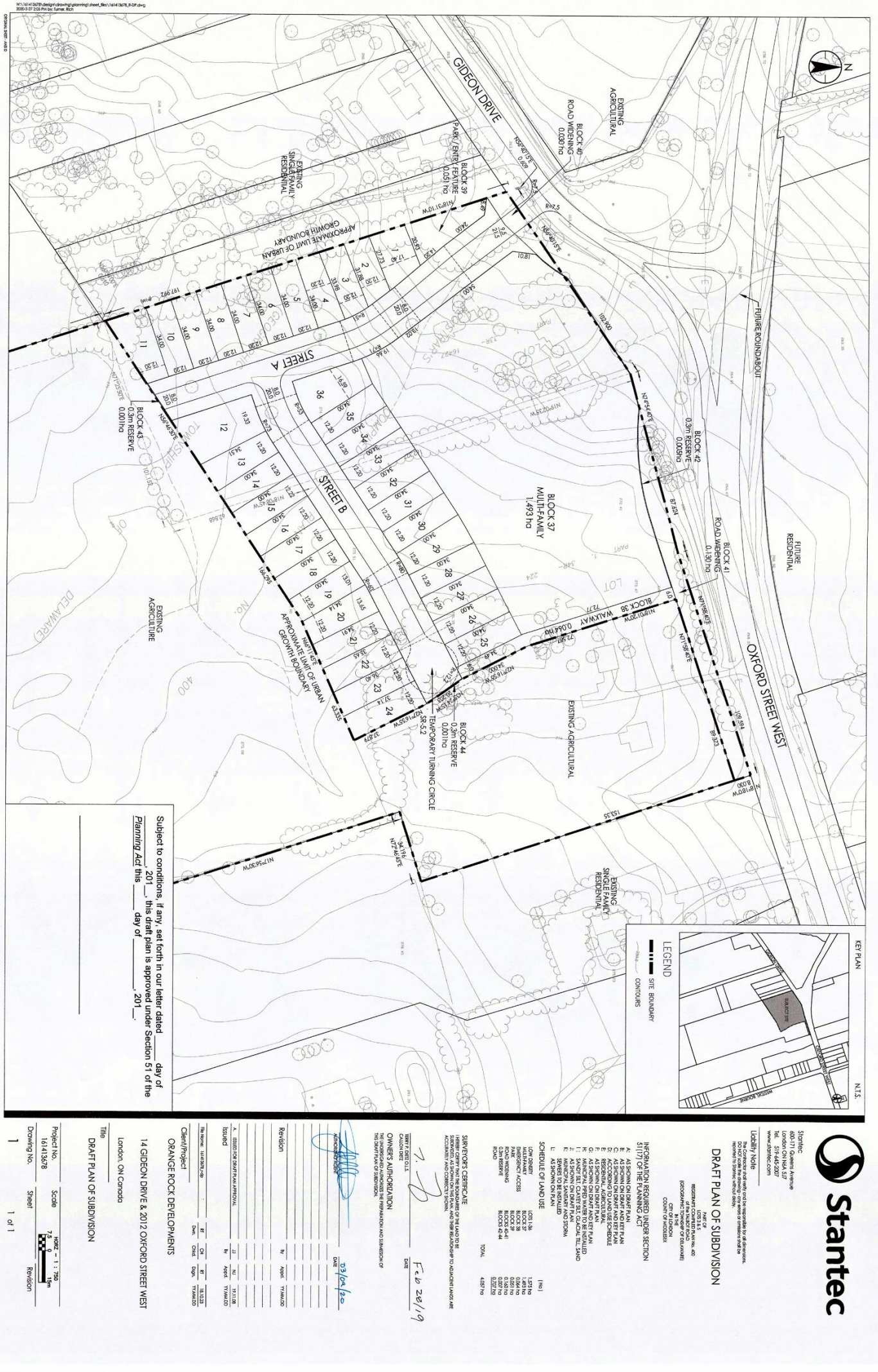
For more information go to <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

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 developmentsservices@london.ca for more information.

Requested Draft Plan of Subdivision



Subject to conditions, if any, set forth in our letter dated _____ day of _____, 2011, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 2011.



LEGEND
--- SITE BOUNDARY
--- CONTOURS

Stantec
 Stantec
 400 711 Gower Avenue
 London ON N6A 5J7
 Tel: 519 445-2007
 www.stantec.com

Liability Note
 The contractor and party not responsible for all information received to prepare this plan.

DRAFT PLAN OF SUBDIVISION
 DATE: FEB 28 2011
 REGISTERED PLAN NO. 400
 (REGISTRATION NUMBER OF THE PLAN)
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

DESCRIPTION	AREA (HA)
A. AS SHOWN ON DRAFT PLAN	1.2216
B. AS SHOWN ON DRAFT PLAN	0.0044
C. AS SHOWN ON DRAFT PLAN	0.0070
D. AS SHOWN ON DRAFT PLAN	0.0070
E. AS SHOWN ON DRAFT PLAN	0.0070
F. AS SHOWN ON DRAFT PLAN	0.0070
G. AS SHOWN ON DRAFT PLAN	0.0070
H. AS SHOWN ON DRAFT PLAN	0.0070
I. AS SHOWN ON DRAFT PLAN	0.0070
J. AS SHOWN ON DRAFT PLAN	0.0070
K. AS SHOWN ON DRAFT PLAN	0.0070
L. AS SHOWN ON DRAFT PLAN	0.0070
TOTAL	4.0716

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE LAND USE REGULATION, 2008, HAVE BEEN COMPLIED WITH IN THE PREPARATION AND SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION.

OWNERS AUTHORITY
 I, 7. J.P. DATE FEB 28/11
 THE UNDERSIGNED, BEING THE PROPRIETOR AND MEMBER OF THE DRAFT PLAN OF SUBDIVISION.

APPROVED: _____ DATE 03/01/10

Revision

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Client/Project
 OKANAGE ROCK DEVELOPMENTS
 14 GIDEON DRIVE & 2012 OXFORD STREET WEST
 London, ON Canada

Title
 DRAFT PLAN OF SUBDIVISION

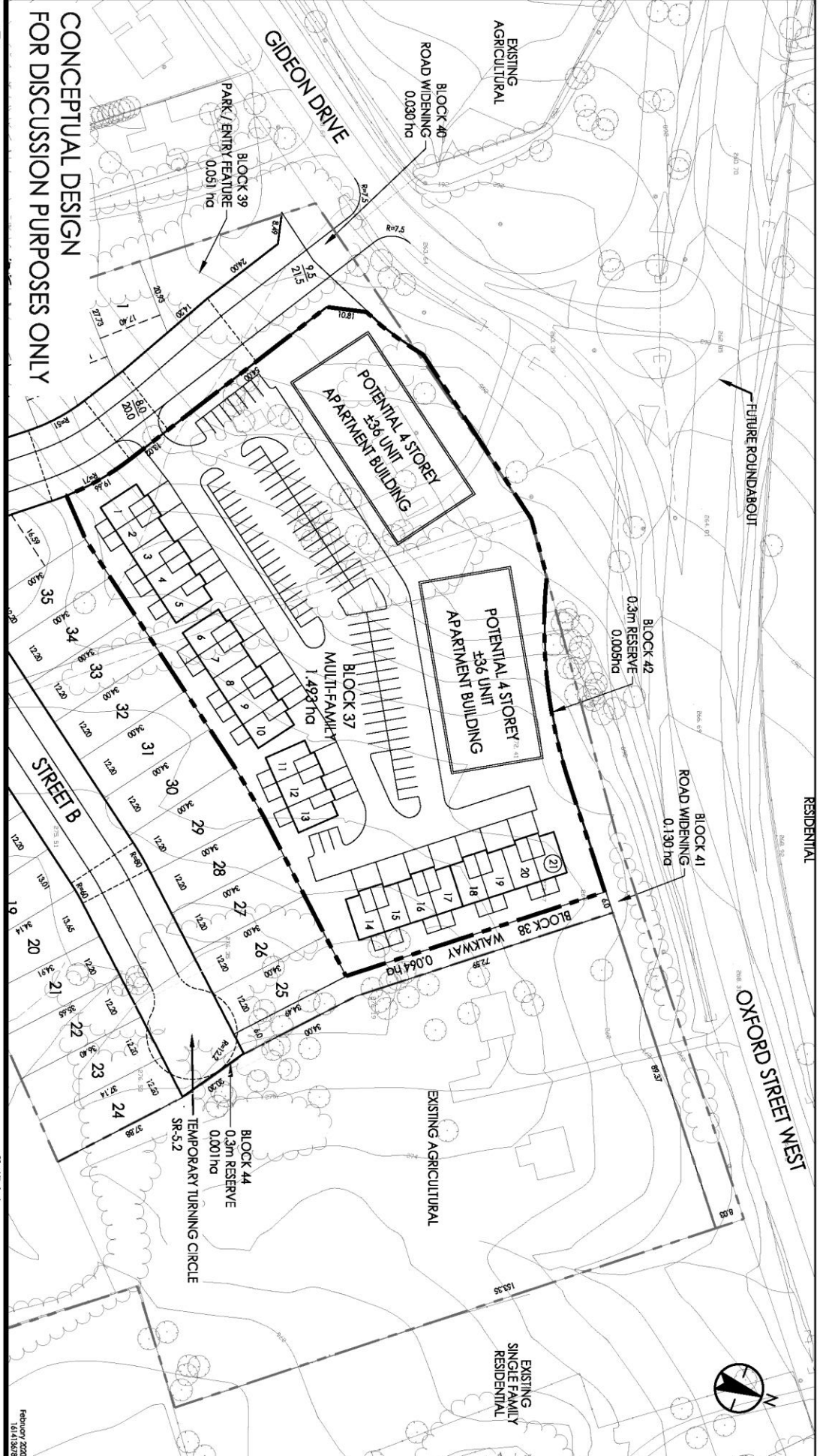
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Drawing No. Sheet
Revision 1 of 1

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

Requested Official Plan Designations

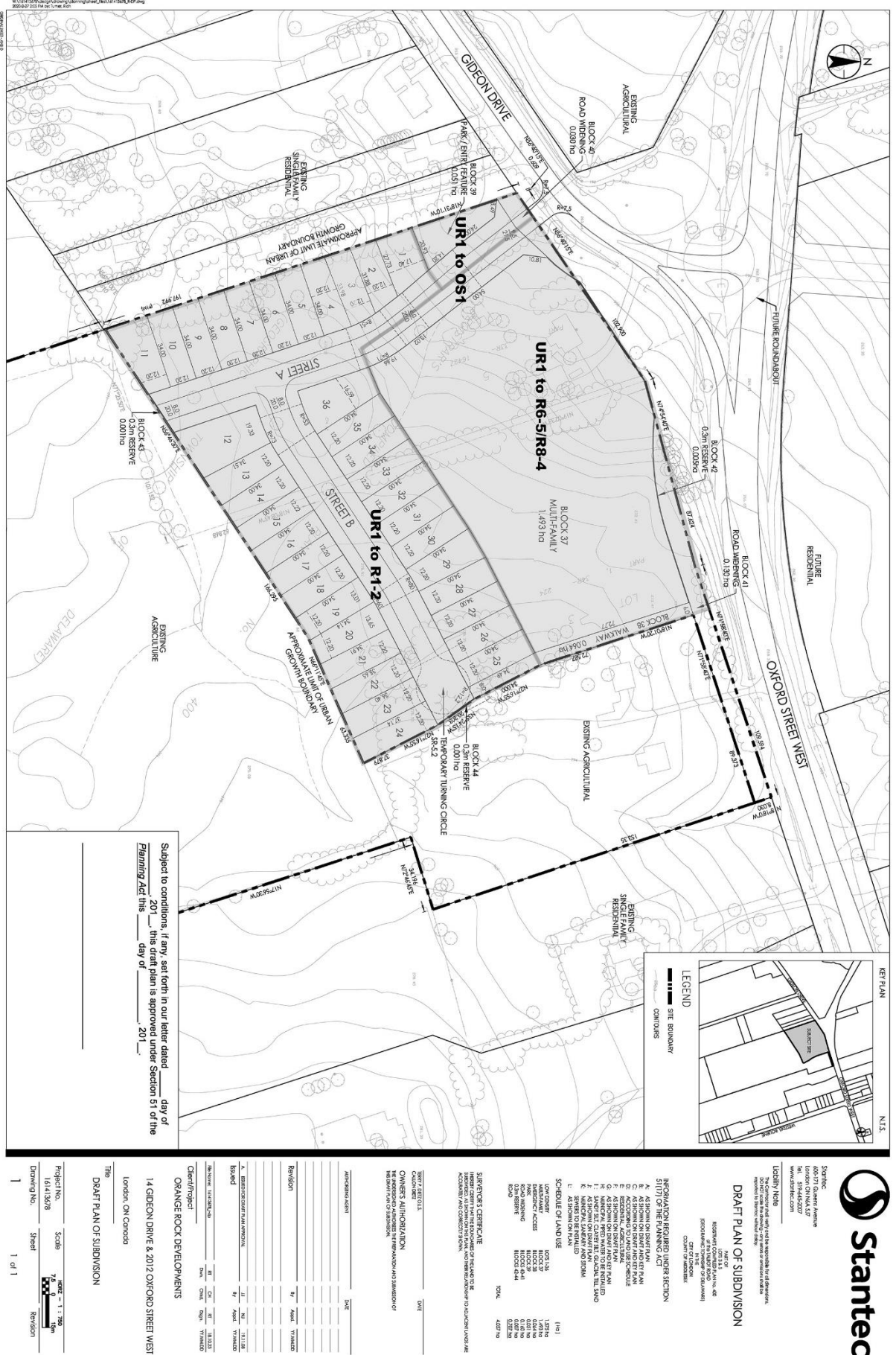
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2020-2-18 10:40 AM by: Turner, Rich

Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel: 519-645-2007
www.stantec.com



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

Requested Zoning



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