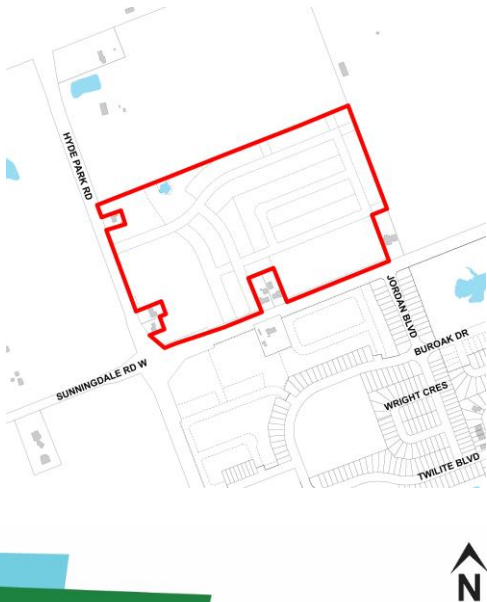




NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

1521 Sunningdale Road West and 2631 Hyde Park Road



File: 39T-21506 / Z-9440

Applicant: Auburn Developments Inc.

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- nine (9) low density residential blocks
- three (3) low/medium residential blocks
- three (3) medium residential blocks
- one (1) park block
- one (1) stormwater management facilities / park link block
- one (1) open space block
- four (4) future road blocks
- four (4) road reserve blocks
- all serviced by three (3) new local streets

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 14, 2022**

Mark Johnson

mjohnson@london.ca

519-661-CITY (2489) ext. 6276

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

File: 39T-21506 / Z-9440

london.ca/planapps

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

Josh Morgan

joshmorgan@london.ca

519-661-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.**

Date of Notice: December 14, 2021

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of nine (9) low density residential blocks, three (3) low/medium residential blocks, three (3) medium residential blocks, one (1) park block, one (1) stormwater management facilities/park link block, one (1) open space block, four (4) future road blocks, and four (4) road reserve blocks; serviced by three (3) new local streets.

Requested Zoning By-law Amendment

To change the zoning from a Holding Open Space (h-5•h-21•OS3) Zone to a Residential R1 (R1-3) Zone, Residential R4 (R4-6) Zone, Residential R5 (R5-4) Zone, Residential R6 (R6-5) Zone, Residential R7 (R7•H20•D100) Zone, Residential R8 (R8-4•H20•D100) Zone, Restricted Office (RO) Zone, Restricted Office (RO1/RO2/RO3) Zone, Open Space (OS1) Zone, and Open Space (OS4) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Requested Zoning (Please refer to attached map)

Zone(s):

- **Residential R1 (R1-3) Zone** - to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres;
- **Residential R4 (R4-6) Zone** - to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit;
- **Residential R5 (R5-4) Zone** - to permit cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 40 units per hectare and maximum height of 12 metres;
- **Residential (R6-5) Zone** - to permit single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
- **Residential R7 (R7•H20•D100) Zone** - to permit senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments up to a maximum density of 100 units per hectare and maximum height of 20 metres;
- **Residential R8 (R8-4•H20•D100) Zone** - to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities up to a maximum density of 100 units per hectare and maximum height of 20 metres;
- **Restricted Office (RO) Zone** - to permit offices, professional;
- **Restricted Office (RO1/RO2/RO3) Zone** - to permit offices, professional, medical/dental offices, offices, business service establishments, day care centres, emergency care establishments, personal service establishments, restaurants eat-in, retail stores, studios, and financial institutions;
- **OS1 Zone** - to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; and,
- **Open Space (OS4) Zone** - to permit conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes and sports fields without structures.

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 adjacent arterial roads.

An Environmental Impact Study has been prepared to assist in the evaluation of this application. The EIS report is available for viewing by contacting the City's Planner listed above.

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 in the 1989 Official Plan, which permits single detached, semi-detached, duplex dwellings as the main uses. Multiple attached dwellings, such as row houses or cluster houses may also be permitted.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of housing including single detached, townhouses and low rise apartments.

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; 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.

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 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, Planning & Development, 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, 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 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 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 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, 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 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 Ontario Land 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 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.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

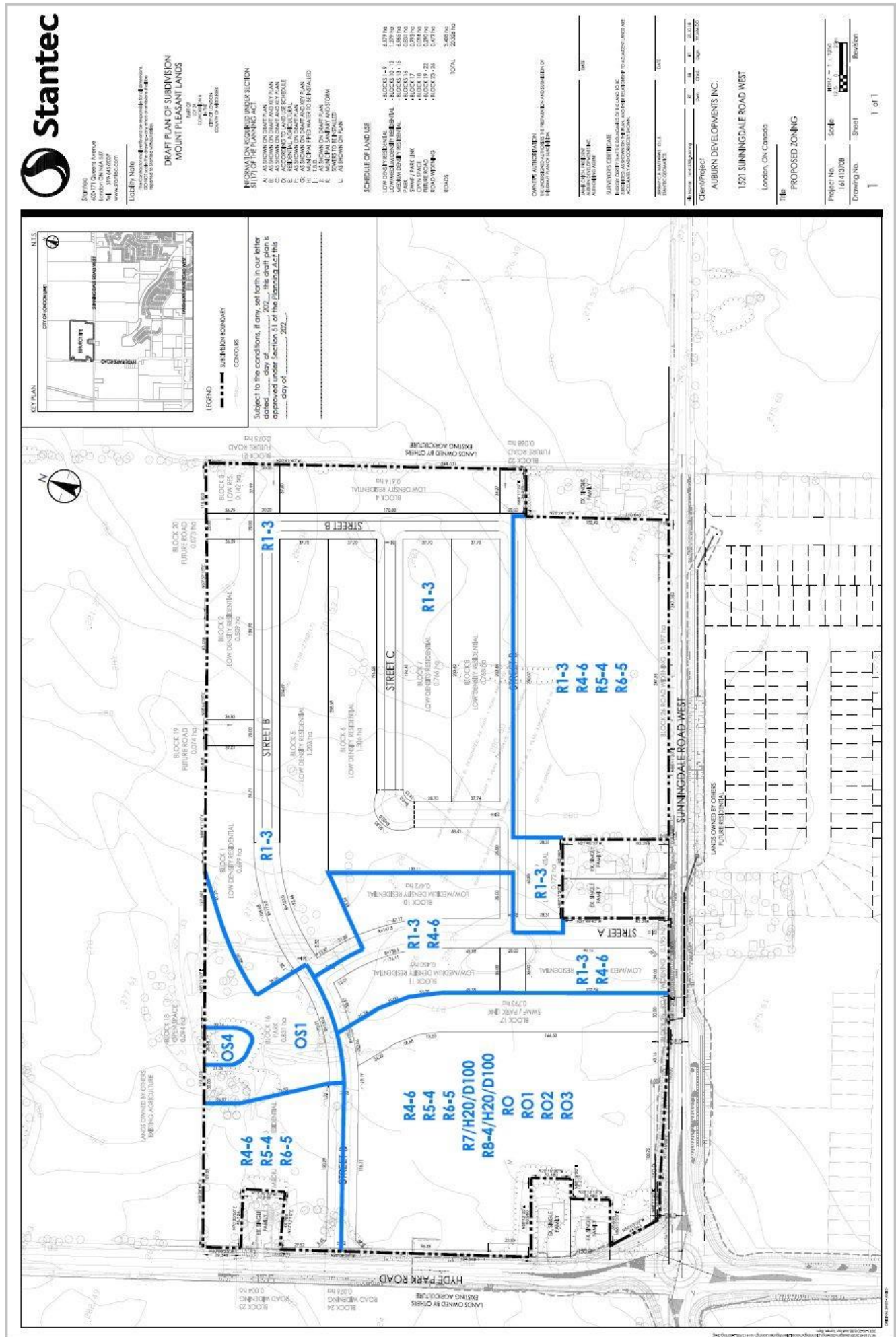
Notice of Collection of Personal Information

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 Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

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

Requested Zoning



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