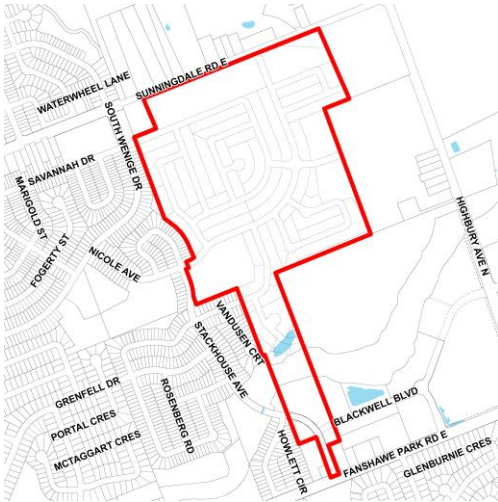




PUBLIC MEETING NOTICE

Revised Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment Application

1140 Fanshawe Park Road East



File: 39T-07502/OZ-9473

Applicant: Drewlo Holdings Inc.

What is Proposed?

Revised Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- Low density residential uses (18 Blocks)
- Medium-density residential uses (6 Blocks)
- Two (2) proposed school blocks
- Open spaces (3 Blocks), including 1 Block for the compensation and relocation of existing Provincially Significant Wetland feature

YOU ARE INVITED!

Further to the Notice of Application you received on March 2, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, May 9, 2022, no earlier than 4:30 p.m.

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.

For more information contact:

Melanie Vivian
mvivian@london.ca
519-661-CITY (2489) ext. 7547
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-07502/OZ-9473

london.ca/planapps

To speak to your Ward Councillor:

Councillor Maureen Cassidy
mcassidy@london.ca
519-661-CITY (2489) ext. 4005

**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 20, 2022

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 18 low density residential blocks, six (6) medium-density residential blocks, two (2) school blocks, and three (3) open space blocks, including one (1) open space block for the compensation and relocation of an existing Provincially Significant Wetland. The Revised Draft Plan of Subdivision proposes seven (7) access points at Sunningdale Road East, Savannah Drive, Nicole Avenue, Devos Drive, Blackwell Boulevard, Stackhouse Avenue and Fanshawe Park Road East as well as five (5) internal streets.

Requested Amendment to the 1989 Official Plan

To change the designation a portion of the lands currently designated Low Density Residential along Sunningdale Road East to a Multi-Family Medium Density Residential designation. To change the designation a portion of lands currently designated Low Density Residential to Open Space for the wetland compensation area. The proposed amendments will seek to bring the policies more inline with the permissions of The London Plan.

Requested Amendment to The London Plan (New Official Plan)

To change the designation of a portion of the property from the Open Space Place Type to the Neighbourhoods Place Type surrounding the identified Provincially Significant Wetland and to change the designation of a portion of the property from the Neighbourhoods Place Type to the Open Space Place Type.

Requested Zoning By-law Amendment

To change the zoning from a Holding Urban Reserve (h-2*UR3) Zone, Urban Reserve (UR3) Zone and Open Space (OS5) Zone to a Bonus Residential R8 Special Provision (B-*R8-4(_)) Zone, Residential R5 (R5-7) Zone, Residential R1 Special Provision (R1-3(_)) Zone, Residential R1 (R1-2) Zone, Residential R1 (R1-3) Zone, Neighbourhood Facility (NF) Zone and an Open Space (OS5) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at london.ca.

Requested Zoning (Please refer to attached map)

Zone(s):

Residential R8 Special Provision (R8-4(_)) Zone – to permit apartment buildings; handicapped person’s apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; and/or continuum-of-care facilities. (Part Block 19, Block 20, Blocks 22-24)

Special Provisions: to permit apartment buildings, stacked townhouse dwellings and cluster townhouse dwellings with a density of 100 units per hectare; a maximum height of 6-storeys; a maximum front yard depth of 3.0 metres; and a reduced minimum setback from the Open Space (OS5) Zone.

Bonus Zone: Provide affordable housing for increased height and density

Residential R5 (R5-7) Zone – to permit cluster townhouse dwellings and/or cluster stacked townhouse dwellings (Blocks 21, 25 and 26)

Residential R1 Special Provision (R1-3(_)) Zone – to permit single detached dwellings with a possible reduced setbacks to a gas pipeline (Block 1)

Residential R1 (R1-2) Zone – to permit single detached dwellings (Blocks 2-7, 9-16 and Block 31)

Residential R1 (R1-3) Zone – to permit single detached dwellings (Block 8, 17, 18, 32 and 33)

Neighbourhood Facility (NF) Zone – to permit Places of Worship; elementary schools; and/or day care centres (Blocks 25-26)

Open Space (OS5) Zone - to permit conservation lands; conservation works; passive recreation uses which include hiking trails and multi-use pathways; and/or managed woodlots. The OS5 Zone will provide for future parkland/open space corridors. (Blocks 28, 29 and Part Block 19)

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

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 Multi-Family, Medium

Density Residential Low Density Residential and Open Space in the 1989 Official Plan, which permit:

Multi-Family, Medium Density Residential – multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings.

Low Density Residential – single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted.

Open Space – public open space uses including district, city-wide, and regional parks; and private open space uses such as cemeteries and private golf courses are permitted in the Open Space designation. Agriculture; woodlot management; horticulture; conservation; essential public utilities and municipal services; and recreational and community facilities may also be permitted.

The subject lands are in the Neighbourhoods Place Type and the Green Space Place Type in The London Plan, permitting:

Neighbourhoods Place Type – uses ranging from single detached dwellings to low-rise apartment buildings depending on the street classification.

Green Space Place Type – uses in these areas are dependent upon the natural heritage features and areas contained on the subject lands, the hazards that are present, and the presence of natural resources which are to be protected. Uses can also include district, city-wide and regional parks; private green space uses such as cemeteries and private golf courses; agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community facilities.

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 Official Plan designation and zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, 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. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

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 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 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.

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/>.

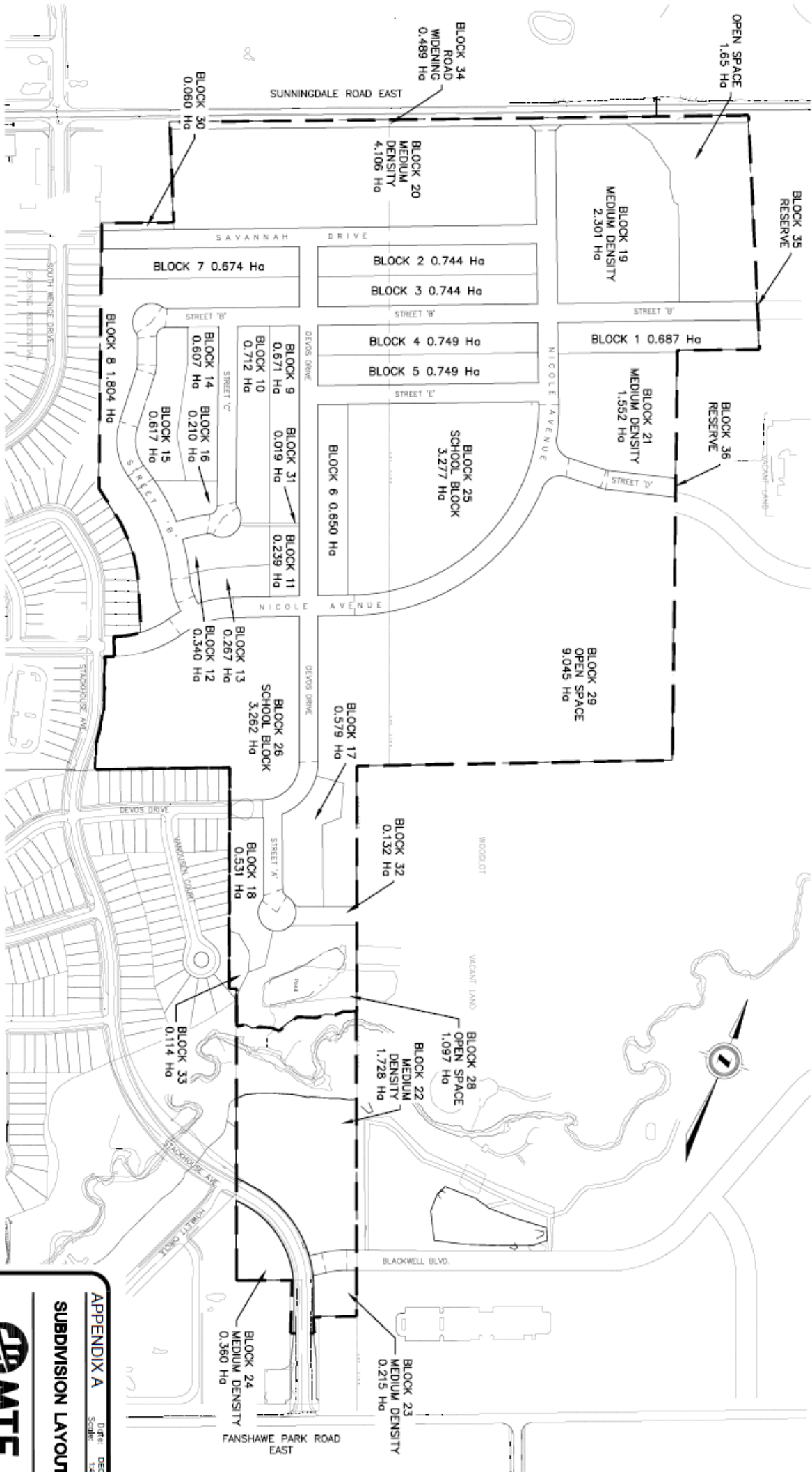
Notice of Collection of Personal Information

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 developmentsservices@london.ca by May 2, 2022 to request any of these services.

Requested Draft Plan of Subdivision



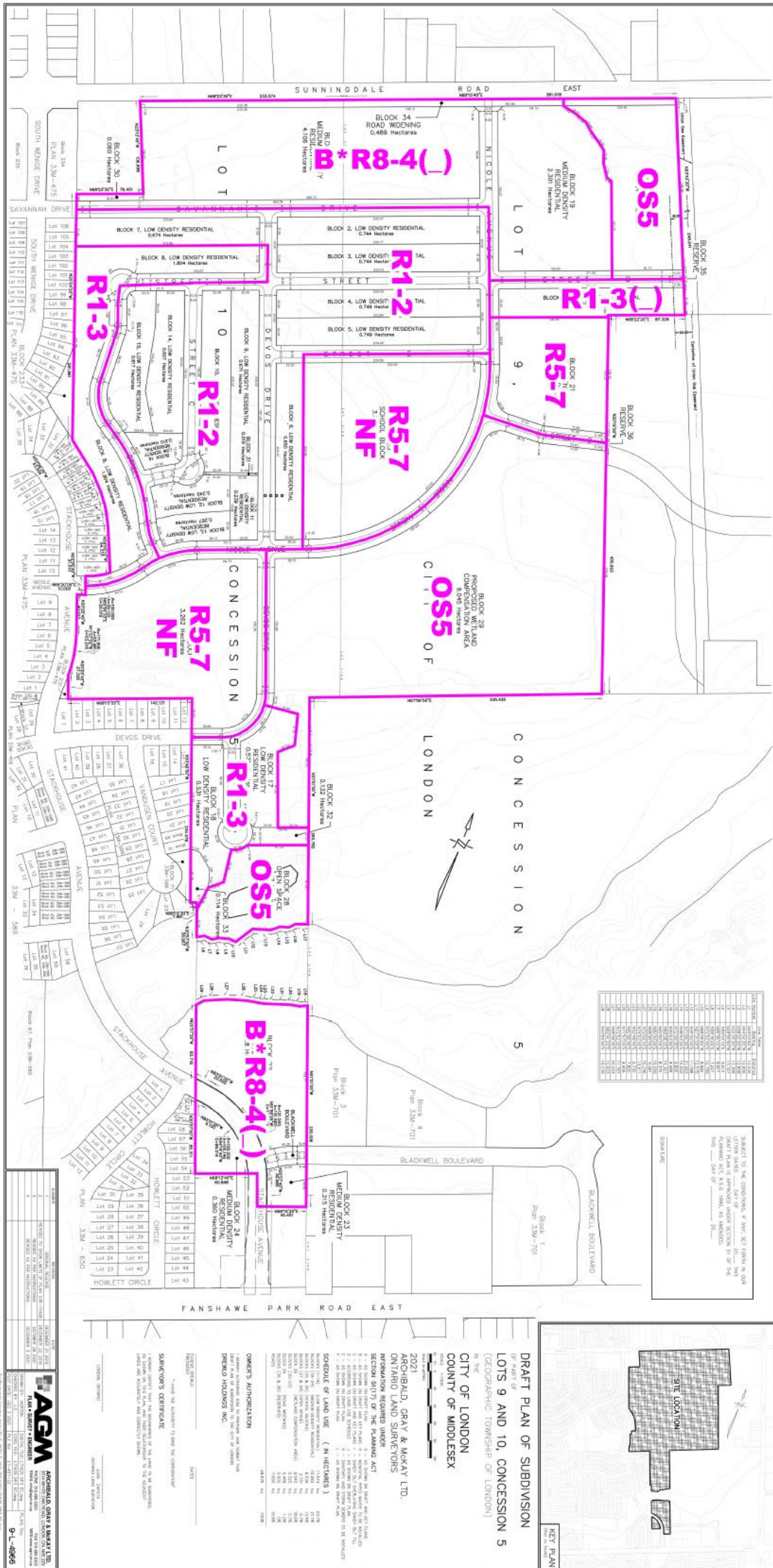
APPENDIX A
SUBDIVISION LAYOUT
 Date: 08/23/14
 Scale: 1:400

MTE
 Engineers, Scientists, Surveyors

Project No.: 4137-114

Proposed Draft Plan of Subdivision

Requested Zoning



Proposed zoning

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