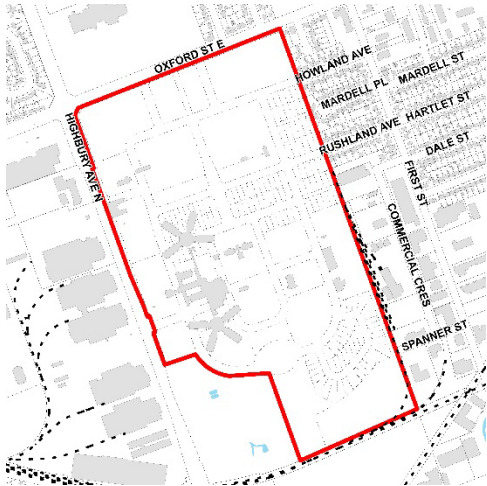




NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

850 Highbury Avenue North



File: 39T-21503 / Z-9577

Applicant: Old Oak Properties

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

thirty (30) single detached residential lots, eight (8) medium residential density blocks, two (2) medium density residential/mixed use blocks, eight (8) high density residential/mixed use blocks, six (6) heritage blocks, three (3) parkland/open space blocks, one (1) institutional block, one (1) stormwater management block, one (1) future develop block one, (1) private road block, two (2) road widening blocks, and one (1) road reserve blocks, all served by the extension of Rushland Avenue, Howland Avenue and eight (8) new streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 27, 2023**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

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

File: 39T-21503 / Z-9577

london.ca/planapps

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

Peter Cuddy

pcuddy@london.ca

519-661-CITY (2489) ext. 4003

**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: January 19, 2023

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of thirty (30) single detached residential lots, eight (8) medium residential density blocks, two (2) medium density residential/mixed use blocks, eight (8) high density residential/mixed use blocks, six (6) heritage blocks, three (3) parkland/open space blocks, one (1) institutional block, one (1) stormwater management block, one (1) future develop block one, (1) private road block, two (2) road widening blocks, and one (1) road reserve blocks, served by the extension of Rushland Avenue, Howland Avenue and eight (8) new streets.

Requested Zoning By-law Amendment

To change the zoning from a Regional Facility (RF) Zone to a Residential R3 (R3-3) Zone, Residential R6 (R6-4(*)) Zone, Residential R5/Residential R8 (R5-7/R8-4•D150) Zone, Residential R5/Residential R8 (R5-7/R8-4•H16/D150) Zone, Residential R5/Residential R8/Residential R9 (R5-7/R8-4•H16/R9-7•H32/D150) Zone, Residential R5/Residential R8/Residential R9/Neighbourhood Facility (R5-7/R8-4•H16/R9-7•H32/D150/NF1) Zone, Residential R5/Residential R7/Heritage (R5-7/R7•H12/D150/HER) Zone, Business District Commercial/Residential R5/Residential R9 (BDC•H48/R5-7/R9-7•H48/D250) Zone, Business District Commercial/Residential R5/Residential R9 (BDC•H60/R5-7/R9-7•H60/D250) Zone, Business District Commercial/Residential R5/Residential R9 (BDC•H88/R5-7/R9-7•H88/D300) Zone, Business District Commercial/Community Facility/Heritage (BDC/CF2/CF3/HER) Zone, Neighbourhood Shopping Area/Residential R5 (NSA3/R5-7/D150) Zone, Community Facility/Residential R8/Heritage (CF2/CF3/R8-4•D150/HER) Zone, Community Facility/Heritage (CF2/CF3/HER) Zone, Open Space/Neighbourhood Facility (OS1/NF1) Zone, and Open Space (OS1) 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 R3 (R3-3) Zone** - to permit cluster single detached dwellings, semi detached dwellings, duplex dwellings, triplex dwellings, converted dwellings and fourplex dwellings;
- **Residential R6 (R6-4(*)) Zone** - to permit single detached dwellings, semi detached dwellings and duplex dwellings with a special provision to permit triplex dwellings, converted dwellings and fourplex dwellings;
- **Residential R5/Residential R8 (R5-7/R8-4•D150) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities with a maximum density of 150 units per hectare;
- **Residential R5/Residential R8 (R5-7/R8-4•H16/D150) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities. A maximum density of 150 units per hectare will be permitted on the lands, and a maximum height of 16 metres will be applied to the R8-4 zone;
- **Residential R5/Residential R8/Residential R9 (R5-7/R8-4•H16/R9-7•H32/D150) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities. A maximum density of 150 units per hectare will be permitted on the lands, and a maximum height of 16 metres will be applied to the R8-4 zone and a maximum height of 32 metres will be applied to the R9-7 zone;
- **Residential R5/Residential R8/Residential R9/Neighbourhood Facility (R5-7/R8-4•H16/R9-7•H32/D150/NF1) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities. A maximum density of 150 units per hectare will be permitted on the lands, and a maximum height of 16 metres will be applied to the R8-4 zone and a maximum height of 32 metres will be applied R9-7 zone. The NF1 zone variation permits places of worship, elementary

schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station;

- **Residential R5/Residential R7/Heritage (R5-7/R7•H12/D150/HER) Zone** - to permit cluster townhouse dwellings, cluster stacked townhouse dwellings, senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities and emergency care establishments. A maximum density of 150 units per hectare will be permitted on the lands, and a maximum height of 12 metres will be applied to the R7 zone. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Business District Commercial/Residential R5/Residential R9 (BDC•H48/R5-7/R9-7•H48/D250) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses, cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, lodging house class 2, seniors citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities. A maximum density of 250 units per hectare will be permitted on the lands, and a maximum height of 48 metres will be applied to the BDC and R9-7 zones;
- **Business District Commercial/Residential R5/Residential R9 (BDC•H60/R5-7/R9-7•H60/D250) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses, cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, lodging house class 2, seniors citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities. A maximum density of 250 units per hectare will be permitted on the lands, and a maximum height of 60 metres will be applied to the BDC and R9-7 zones;
- **Business District Commercial/Residential R5/Residential R9 (BDC•H88/R5-7/R9-7•H88/D300) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses, cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, lodging house class 2, seniors citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities. A maximum density of 300 units per hectare will be permitted on the lands, and a maximum height of 88 metres will be applied to the BDC and R9-7 zones;
- **Business District Commercial/Community Facility/Heritage (BDC/CF2/CF3/HER) Zone** - to permit a mix of retail, restaurant, neighbourhood facility, office and residential uses. The CF zones will permit institutional type uses which provide a city-wide or community service function. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Neighbourhood Shopping Area/Residential R5 (NSA3/R5-7/D150) Zone** - to permit a range of neighbourhood-scale retail, personal service and office uses which are primarily intended to provide for the convenience shopping and service needs of nearby residents with a maximum density of 150 units per hectare for mixed-use apartment buildings with the NSA3 Zone. The R5-7 zone will permit cluster townhouse dwellings and cluster stacked townhouse dwellings with a maximum density 150 units per hectare;
- **Community Facility/Residential R8/Heritage (CF2/CF3/R8-4•D150/HER) Zone** - to permit institutional type uses which provide a city-wide or community service function. The R8-4 zone will permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments and continuum-of-care facilities with a maximum density of 150 units per hectare. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Community Facility/Heritage (CF2/CF3/HER) Zone** - to permit institutional type uses which provide a city-wide or community service function. The heritage zone provides for and regulates buildings, structures and lands that have been designated under the Ontario Heritage Act;
- **Open Space/Neighbourhood Facility (OS1/NF1) Zone** - to permit future parkland/open space corridors. The NF1 zone variation permits places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station; and
- **Open Space (OS1) Zone** - to permit future parkland/open space corridors.

The City may also consider special provisions in zoning to implement the urban design requirements and considerations of the London Psychiatric Hospital Lands Secondary Plan

and holding provisions for the following: urban design, water looping, municipal services, and phasing.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Transit Village Place Type in The London Plan, permitting a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses, and in the Green Space Place Type permitting recreational uses for passive enjoyment of natural features, conservation or rehabilitation works, or harvesting of trees in accordance with good forestry management.

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 plandev@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 Clerk 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 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 add the person or public body as a party.

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

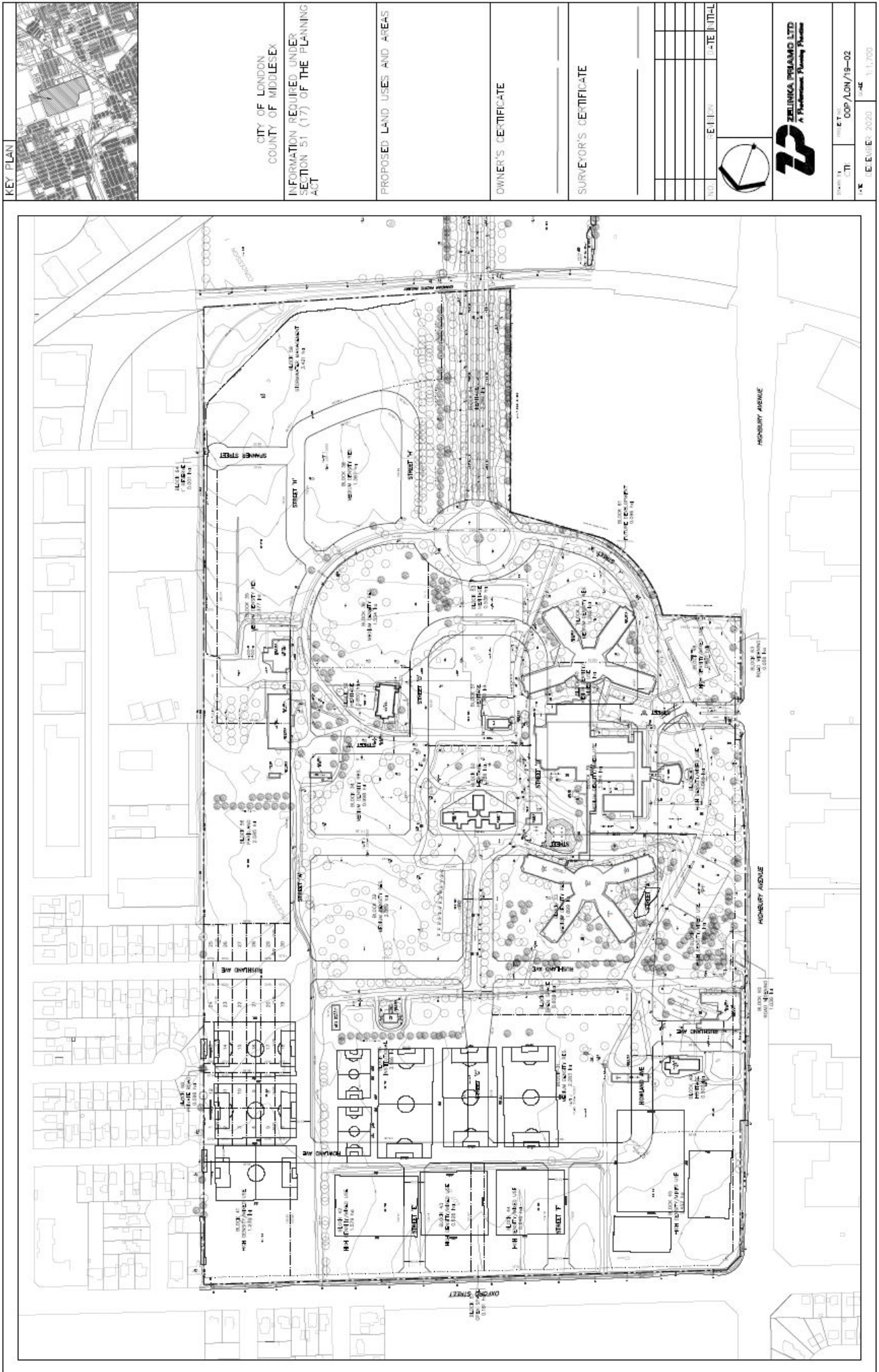
Notice of Collection of Personal Information

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

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


Requested Draft Plan of Subdivision



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

Requested Zoning

KEY PLAN



SUBJECT
LANDS

**DRAFT PLAN
OF
SUBDIVISION**
OF
LONDON CON 1 PT LOT 8
33R-20063 PARTS 1 TO 40
AND
33R-19935 PARTS 1 TO 8
CITY OF LONDON
COUNTY OF MIDDLESEX

**INFORMATION REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING
ACT**

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WC) As shown
WD) As shown
WE) As shown
WF) As shown
WG) As shown
WH) As shown
WI) As shown
WJ) As shown
WK) As shown
WL) As shown
WM) As shown
WN) As shown
WO) As shown
WP) As shown
WQ) As shown
WR) As shown
WS) As shown
WT) As shown
WU) As shown
WV) As shown
WW) As shown
WX) As shown
WY) As shown
WZ) As shown
XA) As shown
XB) As shown
XC) As shown
XD) As shown
XE) As shown
XF) As shown
XG) As shown
XH) As shown
XI) As shown
XJ) As shown
XK) As shown
XL) As shown
XM) As shown
XN) As shown
XO) As shown
XP) As shown
XQ) As shown
XR) As shown
XS) As shown
XT) As shown
XU) As shown
XV) As shown
XW) As shown
XX) As shown
XY) As shown
XZ) As shown
YA) As shown
YB) As shown
YC) As shown
YD) As shown
YE) As shown
YF) As shown
YG) As shown
YH) As shown
YI) As shown
YJ) As shown
YK) As shown
YL) As shown
YM) As shown
YN) As shown
YO) As shown
YP) As shown
YQ) As shown
YR) As shown
YS) As shown
YT) As shown
YU) As shown
YV) As shown
YW) As shown
YX) As shown
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YZ) As shown
ZA) As shown
ZB) As shown
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ZE) As shown
ZF) As shown
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ZN) As shown
ZO) As shown
ZP) As shown
ZQ) As shown
ZR) As shown
ZS) As shown
ZT) As shown
ZU) As shown
ZV) As shown
ZW) As shown
ZX) As shown
ZY) As shown
ZZ) As shown

OWNER'S CERTIFICATE
OWEN Properties Inc.
HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT
FORM.

DATE: _____

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND
TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

DATE: _____

ZELINKA PRIMO LTD
A Professional Planning Practice
1141 BAYVIEW AVE. SUITE 100, SCARBOROUGH, ONTARIO M1S 5V5
TEL: (416) 291-2222 FAX: (416) 291-2224 WWW.ZELINKA.COM

DATE: 08/19/19
PROJECT NO: 007/LON/19-02
SCALE: 1:1,000
DATE: DECEMBER 2020

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