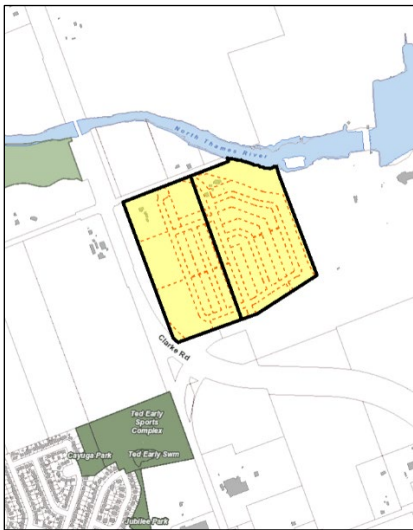




NOTICE OF PLANNING APPLICATION

Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

2331 Kilally Road and 1588 Clarke Road



File: 39T-20502 / OZ-9244

Applicant: Sifton Properties Limited

What is Proposed?

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

- A residential subdivision consisting of low density single detached and semi-detached dwellings, medium density cluster dwellings, street townhouse dwellings, low-rise apartment buildings, parkland, multi-use pathways and a stormwater management facility; served by six (6) public streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 23, 2023**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

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

File: 39T-20502 / OZ-9244

london.ca/planapps

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

Councillor Peter Cuddy

msalih@london.ca

519-661-2489 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: September 6, 2023

Application Details

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

Requested Revisions to Draft Plan of Subdivision

Previous notices were sent out by mail on August 18, 2020, July 6, 2021, and June 13, 2022, advising of the application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments. Further revisions to the proposed subdivision design and requested zoning have been submitted by the applicant and are summarized as follows:

- Modifications to subdivision's road network including a re-aligned Street A neighbourhood connector road, and incorporation of a roundabout design for possible future access to the south;
- Modifications to Street B connection at Kilally Road now terminating in a cul-de-sac;
- Re-configured park/open space blocks and Stormwater Management (SWM) Pond block;
- Re-aligned Thames Valley Parkway (TVP) multi-use pathway;
- Revisions to the easterly and northeasterly limits of the proposed subdivision draft plan;
- Revisions to block sizing and numbering.

Consideration of a Draft Plan of Subdivision consisting of eleven (11) low density residential blocks (Blocks 1-11); nine (9) low-medium density residential street townhouse blocks (Blocks 12-20); three (3) medium density residential blocks (Blocks 21-23); two (2) park blocks (Blocks 26-27); one (1) block for Stormwater Management (SWM) Pond (Block 28); three (3) road widening and reserve blocks (Blocks 29-31), served by a neighbourhood connector and several neighbourhood streets (Streets A, B, C, D, E & F). (please refer to attached draft plan)

Requested Official Plan Amendments

Possible Amendments to The London Plan:

Map 1 – Place Types to redesignate certain lands from “Neighbourhoods” to “Green Space”.

Map 4 – Active Mobility Network to incorporate the proposed alignment for the Thames Valley Parkway.

Map 5 – Natural Heritage to revise the limits of the ESA to reflect the findings of the Environmental Impact Study (EIS) completed in support of the proposed Draft Plan of Subdivision application.

Map 6 – Hazards and Natural Resources to redesignate the Maximum Hazard Line.

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 UR4 Zone, an Urban Reserve UR4/Temporary (T-56) Zone, and a Holding Urban Reserve (h-2•UR4) Zone to:

- Residential R1 (R1-1) Zone – to permit single detached dwellings on lots with a minimum lot area of 250 square metres and minimum lot frontage of 9.0 metres;
- Residential R1 Special Provision (R1-1(*)) Zone – to permit single detached dwellings on lots with a minimum lot area of 250 square metres and minimum lot frontage of 9.0 metres, together with a special provision for a dwelling setback from a high-pressure pipeline of 20 metres (minimum);
- Residential R1/Residential R3/Residential R4 Special Provision (R1-1/R3-1/R4-6(*)) Zone – to permit a range of dwelling types such as single detached dwellings on lots with a minimum lot area of 250 square metres and minimum lot frontage of 9.0 metres; semi-detached dwellings with a minimum lot area of 430 square metres, minimum lot frontage of 18 metres, maximum lot coverage of 45%, and maximum height of 10.5 metres; and street townhouses with a minimum lot area of 145 square metres per unit and a minimum lot frontage of 5.5 metres per unit, together with a special provision for a lot coverage of 50 percent (maximum);
- Residential R5/Residential R6/Residential R7/Residential R8 (R5-7/R6-5/R7•H20•D75/R8-4•H20•D100) Zone – to permit such uses as townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment

buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; 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 75 units per hectare and maximum height of 20 metres; apartment buildings, stacked townhouses, and lodging house class 2 up to a maximum density of 100 units per hectare and maximum height of 20 metres;

- Open Space OS1 Zone – 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;
- Open Space OS1(3) Special Provision 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, together with a special provision for no minimum lot frontage or minimum lot area requirement.

An amendment to Subsection 4.21 of the Zoning By-law General Provisions is also requested to amend the street classification of Kilally Road, 200 metres east of Clarke Road, from a 'Proposed Arterial' to 'Local Road' and amend the road allowance limit as measured from the centre line from 18 metres to 10 metres.

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.

An Environmental Impact Study (EIS) report prepared by AECOM, dated March 2020, and an Environmental Impact Study (EIS) Addendum, dated March 2021, were submitted with the application for draft plan of subdivision. The EIS reports are available by contacting the City's Planner listed on the first page of this notice.

Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are in the "Neighbourhoods" Place Type in The London Plan permitting a range of housing including single detached dwellings, 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 amend the Official Plan and 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. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

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 and 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, Official Plan 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. 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 and 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 and 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 official plan amendment and 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 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, Planning and 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, or before the zoning by-law amendment 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 proposed official plan amendment is adopted, or before the zoning by-law amendment 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.

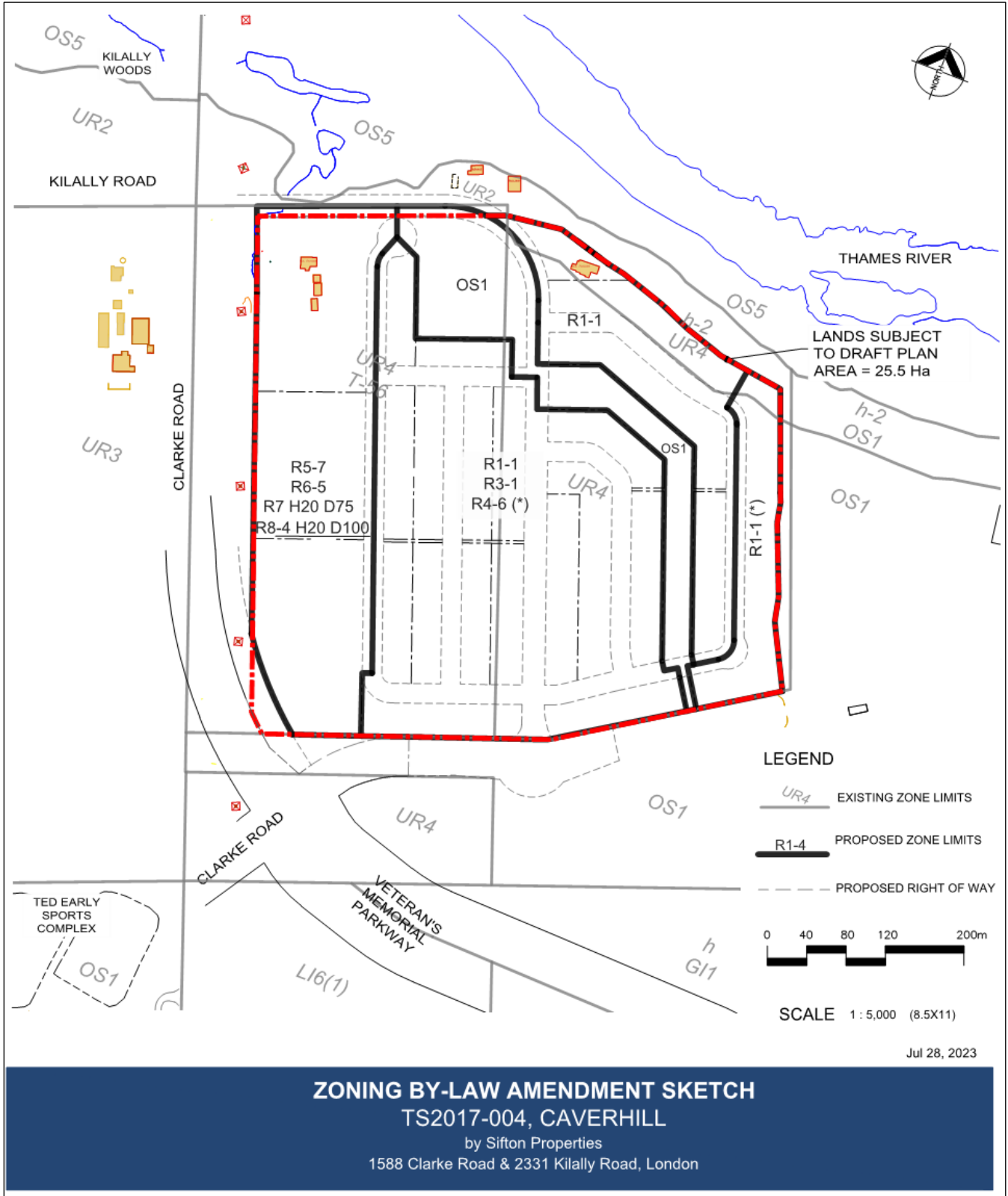
For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

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 Zoning



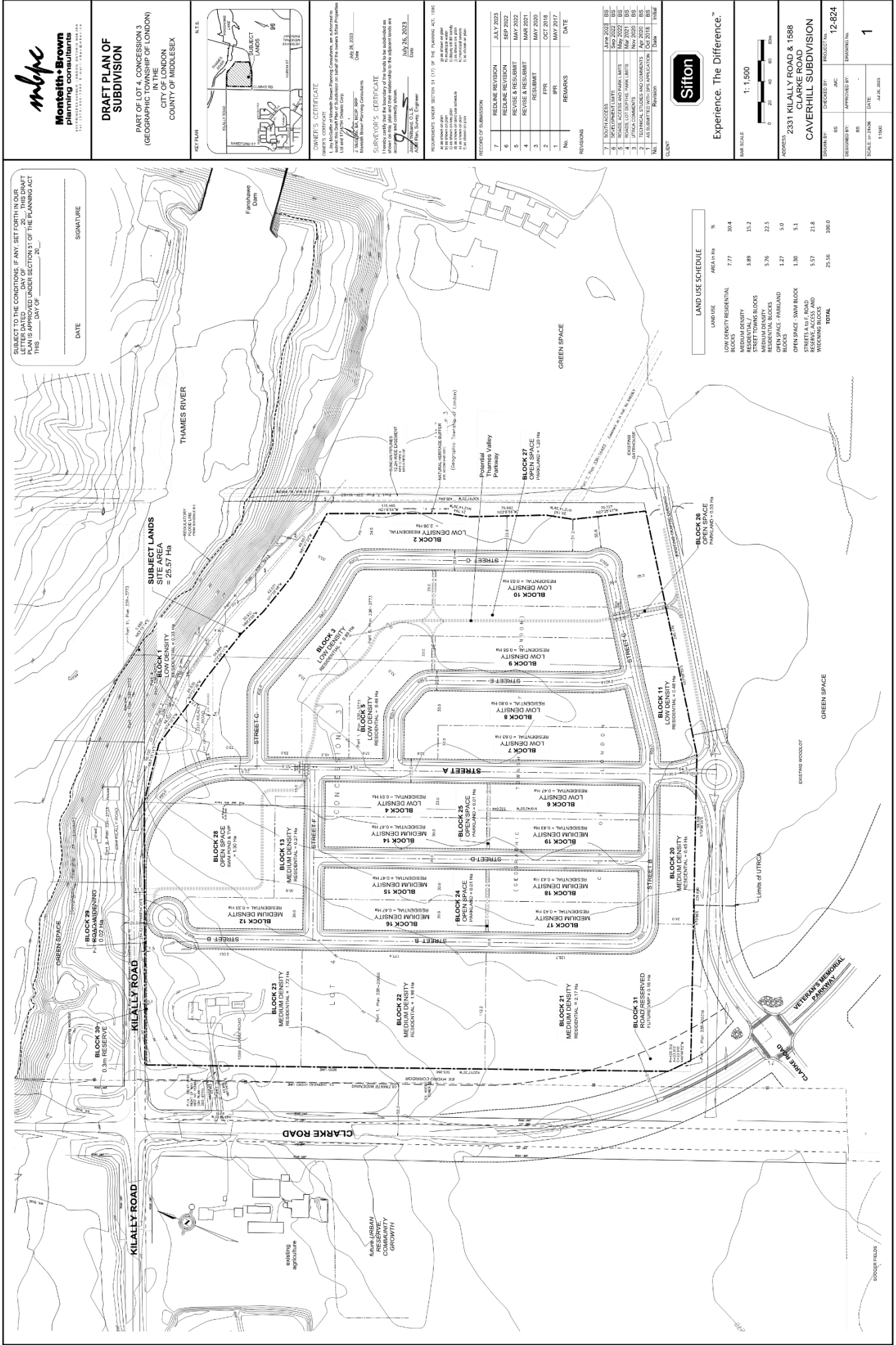
The above image represents the applicant's proposal as submitted and may change.

Requested London Plan – Map 1 Amendment



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

Requested Draft Plan of Subdivision



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