

Draft Plan of Subdivision and Zoning By-law Amendment

3350, 3480 Morgan Avenue and 1363 Wharncliffe Road South



File: 39T-22503 & OZ-9100
Applicant: Sifton Properties Limited

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- One (1) Medium Density Residential Block;
- Three (3) Medium Density Mixed-Use Blocks;
- One (1) Open Space Block; and,
- Two (2) New Streets.



YOU ARE INVITED!

Further to the Notice of Application you received on Month Day, Year, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, October 3, 2023, no earlier than 4:00 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:

Alison Curtis
acurtis@london.ca
519-661-CITY (2489) ext. 4497
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-22503 & OZ-9100

london.ca/planapps

To speak to your Ward Councillor:

Paul Van Meerbergen
pvanmeerbergen@london.ca
519-661-CITY (2489) ext. 4010

**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.**

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) medium density residential block; three (3) medium density mixed-use blocks and one (1) open space block. serviced by two (2) new streets.

Requested Zoning By-law Amendment

To change the zoning from a Holding Community Shopping Area Special Provision (h*h-11*h-63*h-82*h-95*h-100*h-105*h-135*CSA5(3)) Zone and a Holding Community Shopping Area Special Provision Zone (h*h-11*h-63*h-82*h-95*h-100*h-105*h-138*CSA5(3)) Zone to a Holding Residential R9 Special Provision (h*R-4(_)) Zone; Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h*h-54*h198(R9-7(_)/CSA5(3)) Zone; Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h*h*54*h-198*R9-7(_)/CSA5(3)) Zone; Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h*h*54*h-198*R9-7(_)/CSA5(3)) Zone; and an 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)

Requested Zone: a Holding Residential R9 Special Provision (h*R-4(_)) Zone; Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h*h-54*h198(R9-7(_)/CSA5(3)) Zone; Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h*h*54*h-198*R9-7(_)/CSA5(3)) Zone; Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h*h*54*h-198*R9-7(_)/CSA5(3)) Zone; and an Open Space (OS1).

Permitted Uses: include those permitted through the existing zone as well as the additional uses of hotels and motels, cluster townhouses, cluster stacked townhouses, apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum of care facilities.

A number of Special Provision Zone has been requested; they are as follows:

Block 1:

- Additional permitted uses of stacked townhouses, townhouses, and hotels/motels;
- Minimum front yard and exterior side yard setback of 4.5 metres;
- Minimum interior side yard setback of 4.5 metres;
- Minimum rear yard setback of 4.5 metres;
- Minimum lot coverage of 40% for townhouses and stacked townhouses;
- Maximum height of 14 metres for townhouses and stacked townhouses; and,
- Maximum height of 17.0 metres (5 Storeys) for all other uses.

Block 2:

- Additional permitted uses of stacked townhouses, townhouses, and hotels/motels;
- Minimum front yard and exterior side yard setback of 4.5 metres;
- Minimum interior side yard setback of 4.5 metres;
- Minimum rear yard setback of 4.5 metres;
- Maximum landscape open space for townhouses and stacked townhouses of 25%;
- Minimum lot coverage of 40%;
- Maximum height of 14 metres for townhouses and stacked townhouses;
- Maximum height of 22.0 metres (6 Storeys) for all other uses; and,
- Maximum density of 200 units per hectare.

Block 5:

- Additional permitted uses of stacked townhouses, townhouses, and hotels/motels;
- Minimum lot frontage of 20 metres;
- Minimum front yard and exterior side yard setback of 4.5 metres;
- Minimum lot coverage of 40%;
- Maximum height of 14 metres for townhouses and stacked townhouses;
- Maximum height of 22.0 metres (6 Storeys) for all other uses; and,
- Maximum density of 200 units per hectare.

Block 6:

- Additional permitted uses of stacked townhouses and townhouses;
- Minimum lot frontage of 20 metres;
- Minimum front yard and exterior side yard setback of 4.5 metres;
- Minimum interior side yard setback of 2.2 metres;
- Minimum rear yard setback of 4.5 metres;
- Minimum lot coverage of 40%;
- Maximum height of 14 metres for townhouses and stacked townhouses; and,
- Maximum height of 17.0 metres (5 Storeys) for all other uses.

The City may also consider the use of additional holding provisions.

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. The lands are also within the Southwest Area Secondary Plan which provides more detailed policy guidance for a specific area that goes beyond the general policies. The subject lands are located within the Central Longwoods Neighbourhood in the Southwest Area Secondary Plan and designated as Commercial. The lands are within the Shopping Area Place Type in The London Plan; which primarily permits a broad range of retail, service and office uses. Mixed use development is encouraged, and residential uses are permitted in addition to the commercial uses, though are not permitted as the primary land use. A specific policy is proposed to permit a primarily residential development to occur on the lands.

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 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 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 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/>.

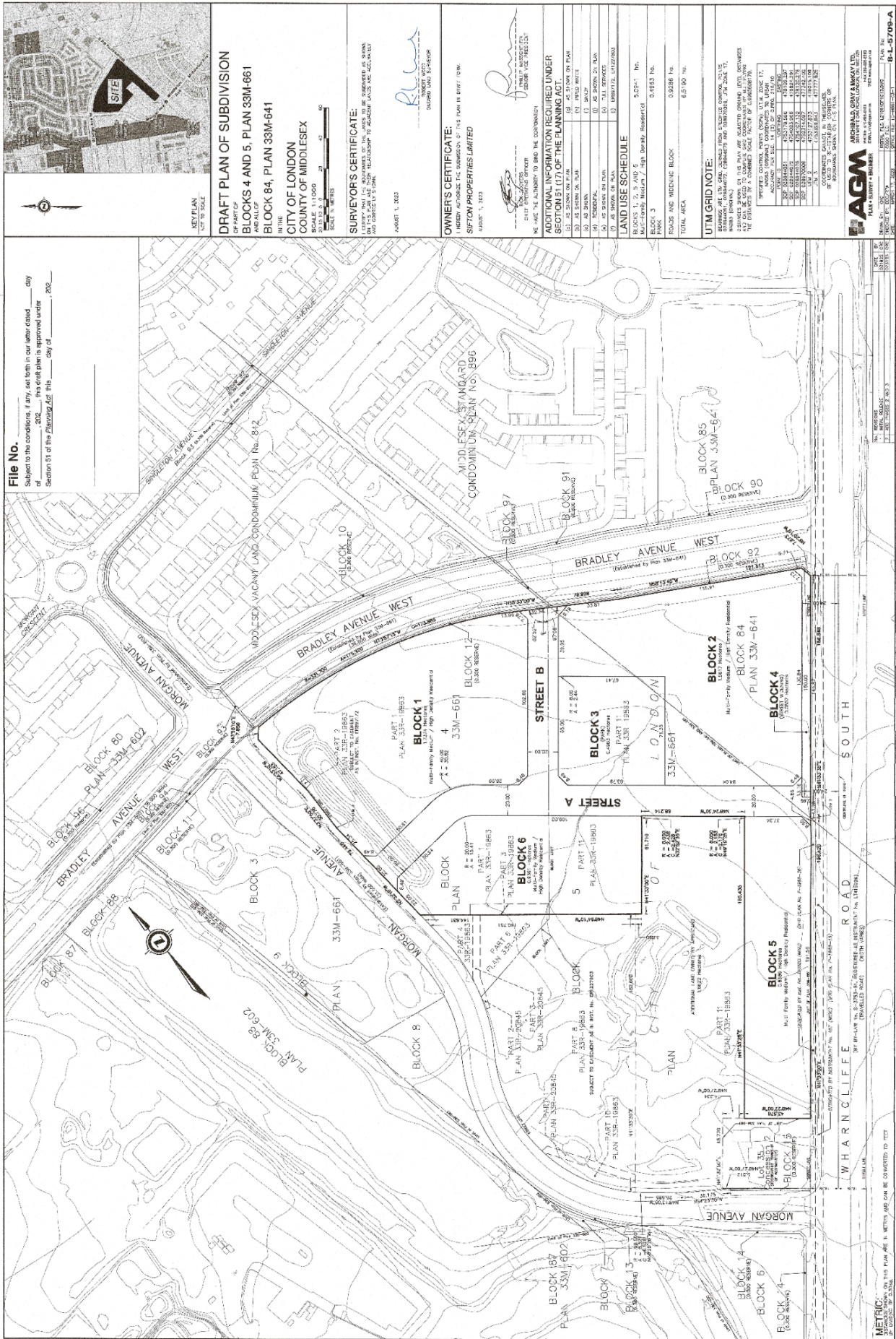
Notice of Collection of Personal Information

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

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 plandev@london.ca by September 26, 2023, to request any of these services.

Requested Draft Plan of Subdivision



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

