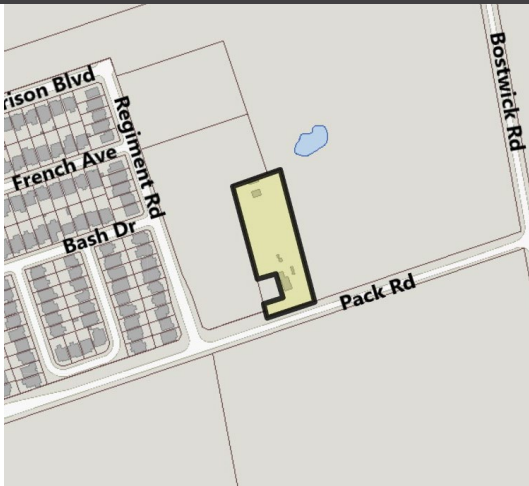


NOTICE OF PLANNING APPLICATION

Draft Plan of Vacant Land Condominium

6092 Pack Road



File: 39CD-23509

Applicant: 2847011 Ontario Inc.

What is Proposed?

Draft Plan of Vacant Land Condominium to allow:

- 33 multiple attached townhouse dwelling units;
- 1 existing single-detached dwelling unit;
- One new private road and sidewalks providing access from Pack Road to be shared with the proposed adjacent Standard Condominium with 6 stacked townhouse units; and
- Shared common elements including visitor parking.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 24, 2023**

Michael Clark

mclark@london.ca

519-661-CITY (2489) ext. 4586

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

File: 39CD-23509

london.ca/planapps

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

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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 Vacant Land Condominium

Consideration of a Draft Plan of Vacant Land Condominium consisting of 33 multiple attached townhouse dwelling units, 1 single-detached dwelling unit (an existing heritage building), and a common element for visitor parking a private access from Pack Road to be shared with the proposed adjacent Standard Condominium submitted concurrently (39CD-23510) with 6 stacked-townhouse dwelling units. This property was previously the subject of an application for Site Plan Approval SPA23-007 and Zoning By-Law Amendment Z-9493. No amendments to the Official Plan or Zoning By-Law are requested.

Planning Policies

These subject lands are currently designated as Medium Density Residential in The Southwest Area Secondary Plan and the Neighbourhoods Place Type in the London Plan, permitting a range of residential dwelling types including single detached, semi-detached, duplex, triplex, fourplex, townhouse and stacked townhouse dwellings, and low-rise apartments, as the main uses. The subject lands are currently zoned Residential R6-5(86) which permits single detached, semi-detached, duplex, triplex, fourplex, townhouse and stacked townhouse dwellings.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Vacant Land Condominium on 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 Approval Authority. Planning considerations usually include such matters as land use, development intensity, and form of development.

What Are Your Legal Rights?

Notification of Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of vacant land condominium, 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.

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.

