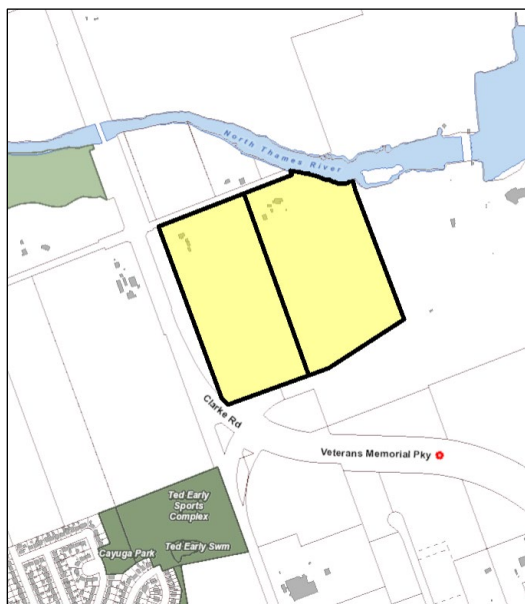


Revisions to Application for Official Plan and Zoning By-law Amendments

2331 Kilally Road and 1588 Clarke Road



File: OZ-9244

Applicant: Sifton Properties Limited

What is Proposed?

Official Plan and Zoning amendments to allow:

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

YOU ARE INVITED!

Further to the Notice of Application you received on September 6, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, April 30, 2024, no earlier than 2:00 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:

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: OZ-9244

london.ca/planapps

To speak to your Ward Councillor:

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.**

Application Details

Requested Amendment to The London Plan (New Official 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. In addition, the City is considering amendments to The London Plan: Map 3 – Street Classifications to add neighbourhood Connector and Civic Boulevard; and to add a new Specific Policy to the Neighbourhoods Place Type on the westerly portion of the subject lands to permit triplexes, fourplexes, stacked townhouses, low-rise apartments, small-scale community facilities emergency care establishments, and rooming houses, and permit a maximum height of six (6) storeys, or 20 metres.

Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The London Plan and the Zoning By-law are available at london.ca.

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 (R1-4) Zone – to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres;
- Residential R1 Special Provision (R1-4(21)) Zone – to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, together with a special provision for a dwelling setback from a high-pressure pipeline of 20 metres (minimum);
- Residential R1/Residential R3 (R1-3/R3-1) Zone – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10.0 metres; in addition to a range of dwelling types including semi-detached, duplex, triplex and fourplex dwellings;
- Residential R1/Residential R3/Residential R4 Special Provision (R1-1/R3-1/R4-6(*)) 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; a range of dwelling types including semi-detached, duplex, triplex and fourplex dwellings; 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 R1/Residential R3/Residential R4 Special Provision (R1-2/R3-1/R4-6(*)) Zone – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 9.0 metres; a range of dwelling types including semi-detached, duplex, triplex and fourplex dwellings; 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 R3/Residential R4/Residential R5/Residential R6/Residential R7 Special Provision/Residential R8 Special Provision (R3-3/R4-6/R5-7/R6-5/R7•H20•D100(*)/R8-4•H20•D100(*) Zone – to permit a broad range of dwelling types such as single detached, semi-detached, duplex, triplex and fourplex dwellings; street townhouse dwellings; 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 100 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; and,
- Open Space OS4/OS5 Zone – to permit conservation lands, conservation works, golf courses without structures, public and private parks without structures, cultivation or use of land for agricultural/horticultural purposes, and passive recreation uses which include hiking trails and multi-use pathways.

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.

Holding (h-108 and h-109) provisions have been requested to be applied to the R1-1/R3-1/R4-6(*) Zone proposed for Medium Density Block 14 and Future Development Block 32 to ensure these parcels are developed in conjunction with abutting lands, to the satisfaction of the City, prior to removal of the holding symbols. 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.

This property is also the subject of an Application for Approval of Draft Plan of Subdivision – File No. 39T-20502.

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 to change the Official Plan designation and 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 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.

What Are Your Legal Rights?

Notification of Council 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 Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

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/>.

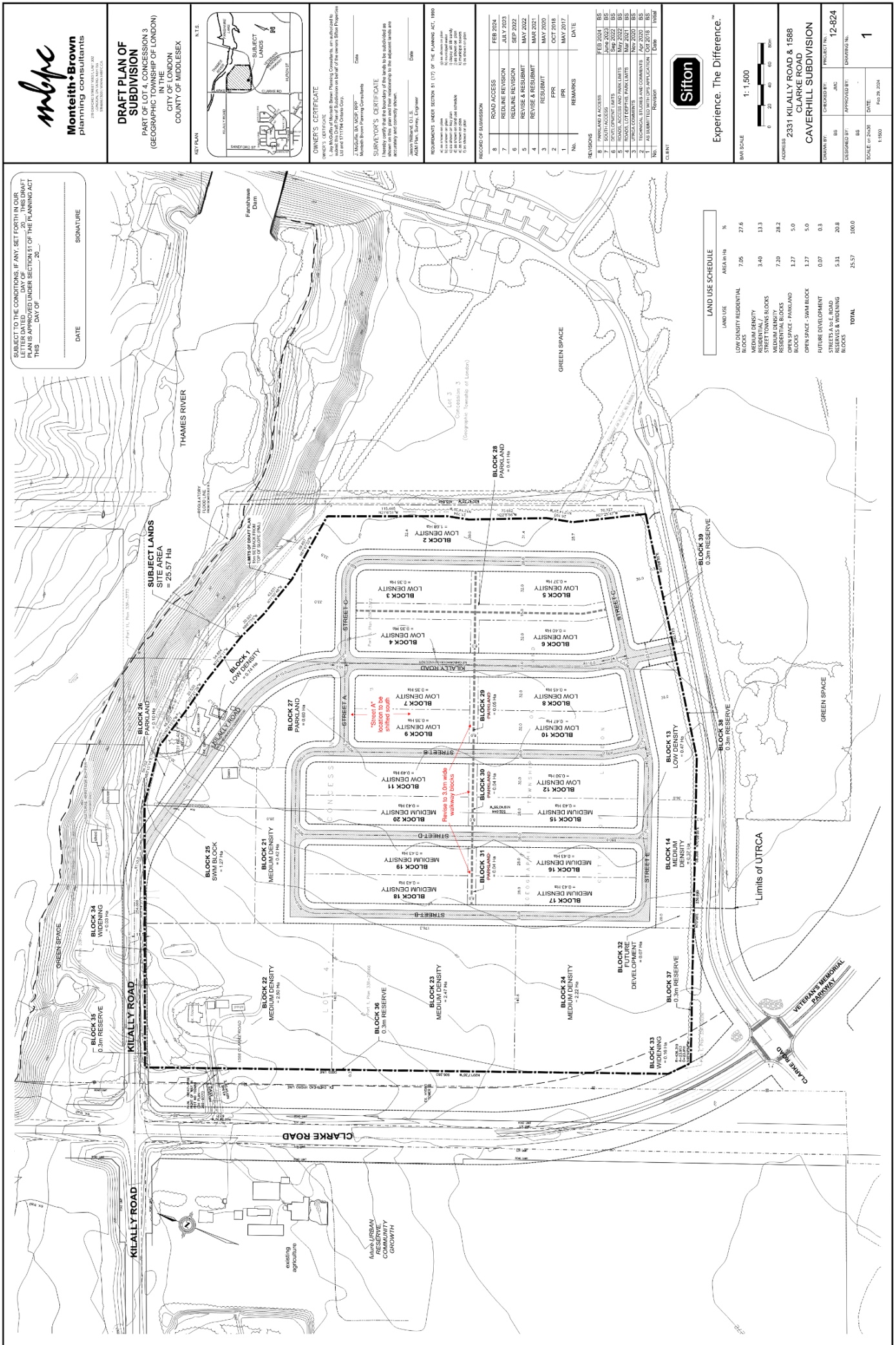
Notice of Collection of Personal Information

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

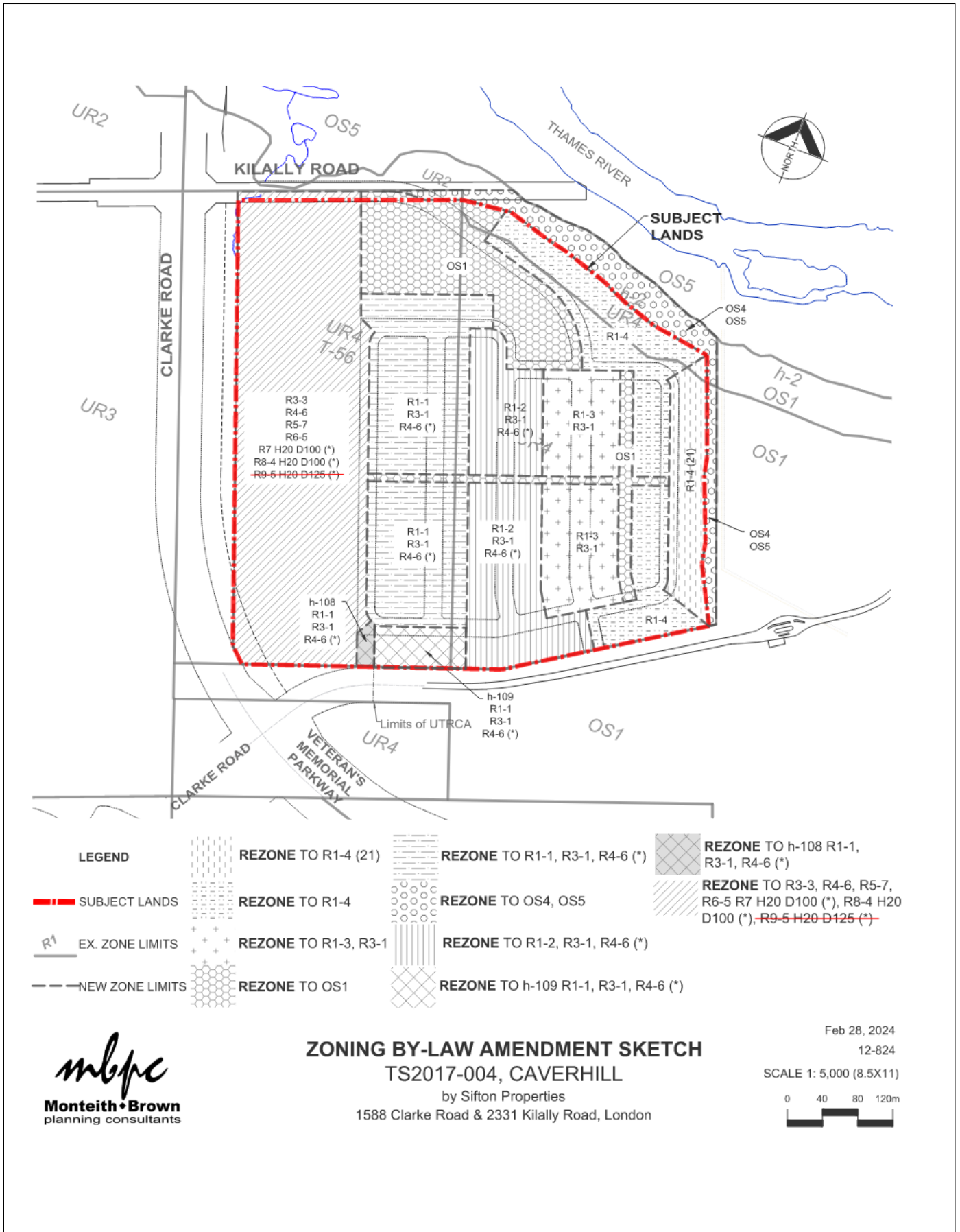
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by **April 23, 2024** to request any of these services.

Proposed Revised Draft Plan of Subdivision



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

Proposed Zoning



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