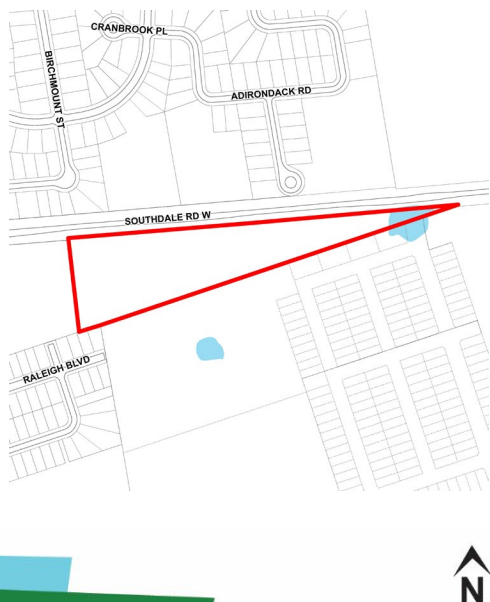




PUBLIC MEETING NOTICE

Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

735 Southdale Road West



File: 39T-22504/OZ-9567

Applicant: Royal Premier Homes

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

- One (1) Residential Block consisting of four (4) apartment buildings containing 878 units;
- One (1) Open Space Block;
- One (1) Road Widening Block; and,
- One (1) new street.

Please note, the Applicant has proposed upgrading 460 meters of assumed sanitary sewers on Crown Grant Road to obtain sewer capacity that would support 231 unit per hectare.

YOU ARE INVITED!

Further to the Notice of Application you received on April 8, 2024, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, June 11, 2024, no earlier than 1:30 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
Planning and Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-22504 and OZ-9567

london.ca/planapps

To speak to your Ward Councillor:

Anna Hopkins
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.**

Date of Notice: May 17, 2024

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) medium density residential block, one (1) open space block; and, one (1) road widening block serviced by one road (Street A).

Requested Amendment to *The London Plan* (New Official Plan)

Consideration of a possible amendment to *The London Plan* to amend the *Southwest Area Secondary Plan* (Section 20.5.4.1.iv a) i)) to add a special policy to permit a density of 231 units per hectare, whereas 100 units per hectare is permitted, and a height of twelve (12) storeys, where as nine (9) is permitted.

Requested Zoning By-law Amendment

To change the zoning from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone to a Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at london.ca.

Requested Zoning (Please refer to attached map)

Zone(s): Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*)

- Residential R5 (R5-2) Zone - to permit cluster and cluster stacked townhouse dwellings on a minimum lot area of 2000 square meters and a minimum lot frontage of 30 meters.
- Residential R6 (R6-4) Zone – to permit single-detached, semi-detached, and duplex dwellings on a minimum lot area of 2000 square meters and a minimum lot frontage of 22 meters.
- Residential R8 Special Provision Zone (R8-4() – to permit apartment buildings, handicapped person’s apartment buildings, lodging houses class 2, stacked townhousing, senior citizens apartment buildings, emergency care establishments and continuum-of-care facilities on a minimum lot area of 1000 square meters with a minimum lot frontage of 30 meters. Special Provisions are requested to permit: a density of 231 units per hectare, whereas 75 is permitted; reduced front yard, interior side yard and rear yard setbacks; and, to permit a height of twelve (12) storeys.

The City may also consider applying holding provisions in the zoning.

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 subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of residential uses in the form of single-detached, semi-detached, townhouse dwellings, triplexes, fourplexes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences and low-rise apartment buildings.

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 Official Plan designation and 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, 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. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

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 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 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 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

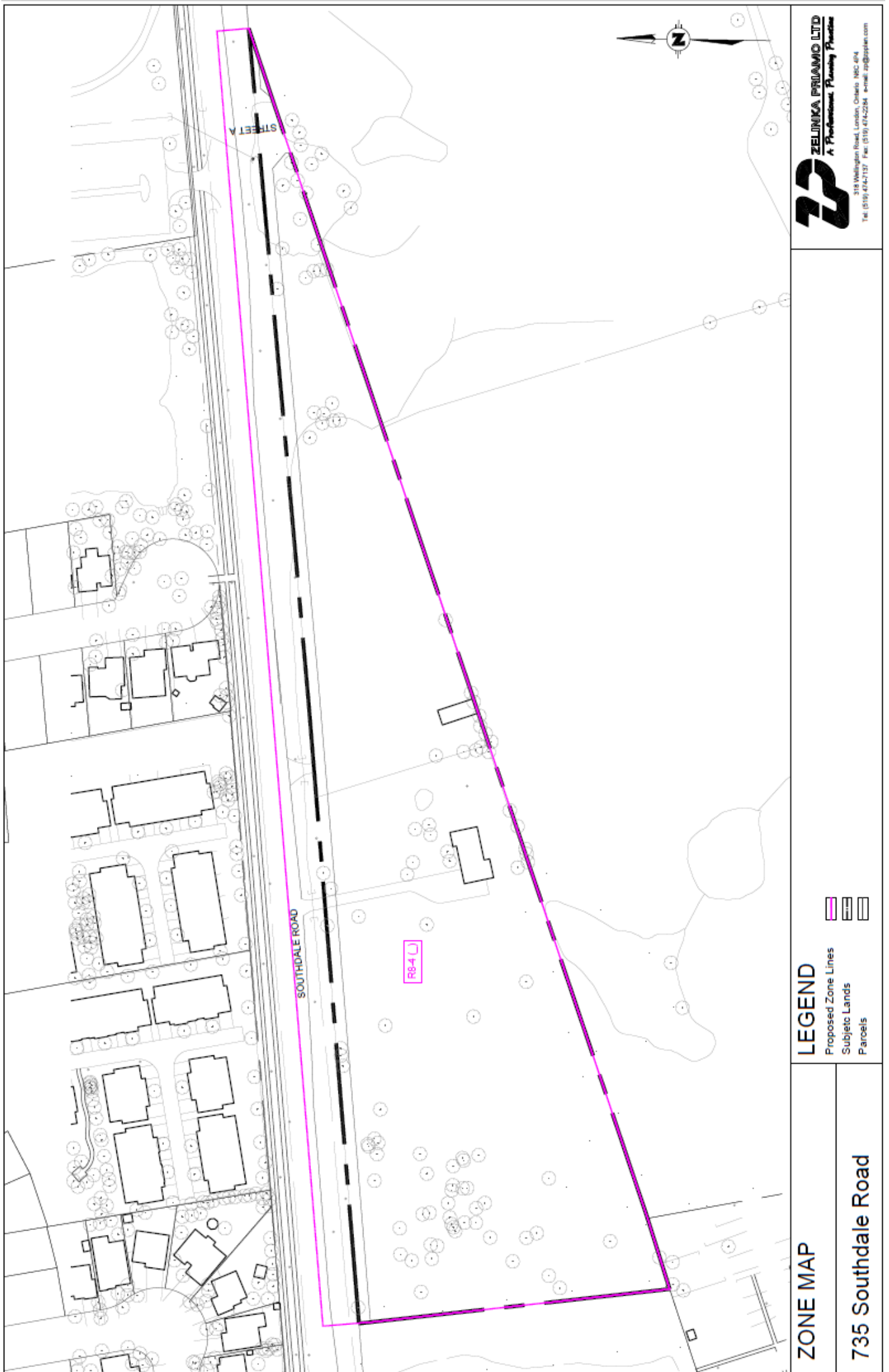
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by June 4, 2024, to request any of these services.

Requested Draft Plan of Subdivision

<p>KEY PLAN</p> 		<p>DRAFT PLAN OF SUBDIVISION</p> <p>CON ETR N PT LOT 78 RP 33R4239 PARTS 1, 2 & 3</p>	<p>CITY OF LONDON COUNTY OF MIDDLESEX</p>	<p>INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT</p> <p>A) As shown B) As shown C) As shown D) As shown E) As shown F) As shown</p> <p>G) As shown H) As shown I) As shown J) As shown K) As shown L) As shown</p>	<p>PROPOSED LAND USES AND AREAS</p> <p>RESIDENTIAL BLOCK 1 RESIDENTIAL BLOCK 2 ROAD WIDENING BLOCK 3</p> <p>TOTAL: 2.8 ha</p>	<p>OWNER'S CERTIFICATE</p> <p>Royal Premier Homes HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>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.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>INITIAL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE	INITIAL																																					<p>ROYAL PREMIER HOMES</p>  <p>ZIBUNKA PREMIUMS LTD A Performance Planning Practice</p> <p>1111 Sandridge Road, London, Ontario, N6C 4Y4 Tel: 519-274-7127 Fax: 519-474-2264 e-mail: info@zibunka.com</p>	<p>DRAWN BY: KC PROJECT NO: RPH/LON/20-01</p> <p>DATE: JUNE 2022 SCALE: 1:800</p>
NO.	REVISION	DATE	INITIAL																																															
 <p>BLOCK 2 OPEN SPACE 0.003 ha (0.008 ac)</p> <p>BLOCK 3 ROAD WIDENING (18.0m from Centreline) 0.28 ha (0.69 ac)</p> <p>BLOCK 1 MEDIUM DENSITY RESIDENTIAL 3.57 ha (8.87 ac)</p> <p>SOUTHDALE ROAD</p>																																																		

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

Requested Zoning



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