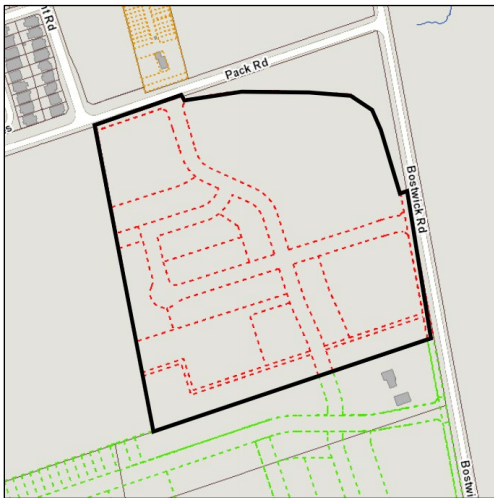


# UPDATED NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision

### 3563 Bostwick Road



**File: 39T-24502**

**Applicant: Amiraco Properties Inc.**

#### What is Proposed?

Request for Draft Plan Approval to allow:

- A residential subdivision consisting of single detached dwellings, cluster townhouses, street townhouses, apartment buildings, parkland, open space, and served by three (3) public streets.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 8, 2024**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

Planning and Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO BOX 5035 N6A 4L9

File: 39T-24502

[london.ca/planapps](https://london.ca/planapps)

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

Councillor Anna Hopkins

ahopkins@london.ca

519-661-2489 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

Commonly Used Planning Terms are available at [london.ca/planapps](https://london.ca/planapps).

## Requested Draft Plan of Subdivision

In the updated Notice of Application for the Draft Plan of Subdivision, changes have been made, including the consolidation of three (3) Blocks (Block 6, 9-10) into a one (1) Block (Block 9), along with adjustments to the estimated unit yield for each block. Please refer to the attached draft plan for detailed changes.

Consideration of a updated Draft Plan of Subdivision consisting of four (4) low density residential blocks with an estimated yield of 56 single detached dwelling units (Blocks 1-4); two (2) medium density residential block with an estimated yield of 22 street townhouse dwelling units (Block 5, 7); three (3) medium density residential blocks with an estimated yield of 312 apartment and cluster townhouse dwelling units (Block 8, 11-12); one (1) high density residential apartment and cluster townhouse block with an estimated yield of 960 units (Block 9); one (1) future road/residential development block (Block 13), one (1) park block (Block 14); two (2) open space block (Block 15-16); three (3) 0.3 metre reserve blocks (Blocks 17-19); served by three (3) new streets (Streets A, B and C). (please refer to attached draft plan)

## Requested Zoning By-law Amendment

Application to amend the zoning by-law and Official Plan will be made at a future date.

A Focused Environmental Impact Study – 3563 Bostwick Road (EIS) report prepared by MTE Consultants Inc., dated September 20, 2023, was submitted with the application for draft plan of subdivision. The EIS report is available for viewing by contacting the City's Planner listed on first page of the notice.

## Planning Policies

The subject lands are within the "Neighbourhoods" and "Environmental Review" Place Types on Map-1 of the London Plan. The Neighbourhoods Place Type permits a range of housing types including single detached, semi-detached, duplex, triplex, and townhouse dwellings. Within the Environmental Review Place Type Existing uses are permitted. Pending the evaluation of an Environmental Review Place Type through the appropriate environmental studies, permitted uses in the Environmental Review Place Type will include agriculture, woodlot management, horticulture, conservation, and recreational uses. These lands are also within the Bostwick Residential Neighbourhood in the Southwest Area Plan and designated low density residential, medium density residential and Environment Review.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision 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. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](https://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](https://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 of London Approval Authority. Planning considerations usually include such matters as land use, development intensity, and form of development.

# 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](mailto: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.

## Right to Appeal to the Local Planning Appeal Tribunal

If a specified 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 specified person or public body is not entitled to appeal the decision of the Director, Planning and Development to the Ontario Land Tribunal.

If a specified 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 specified 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.

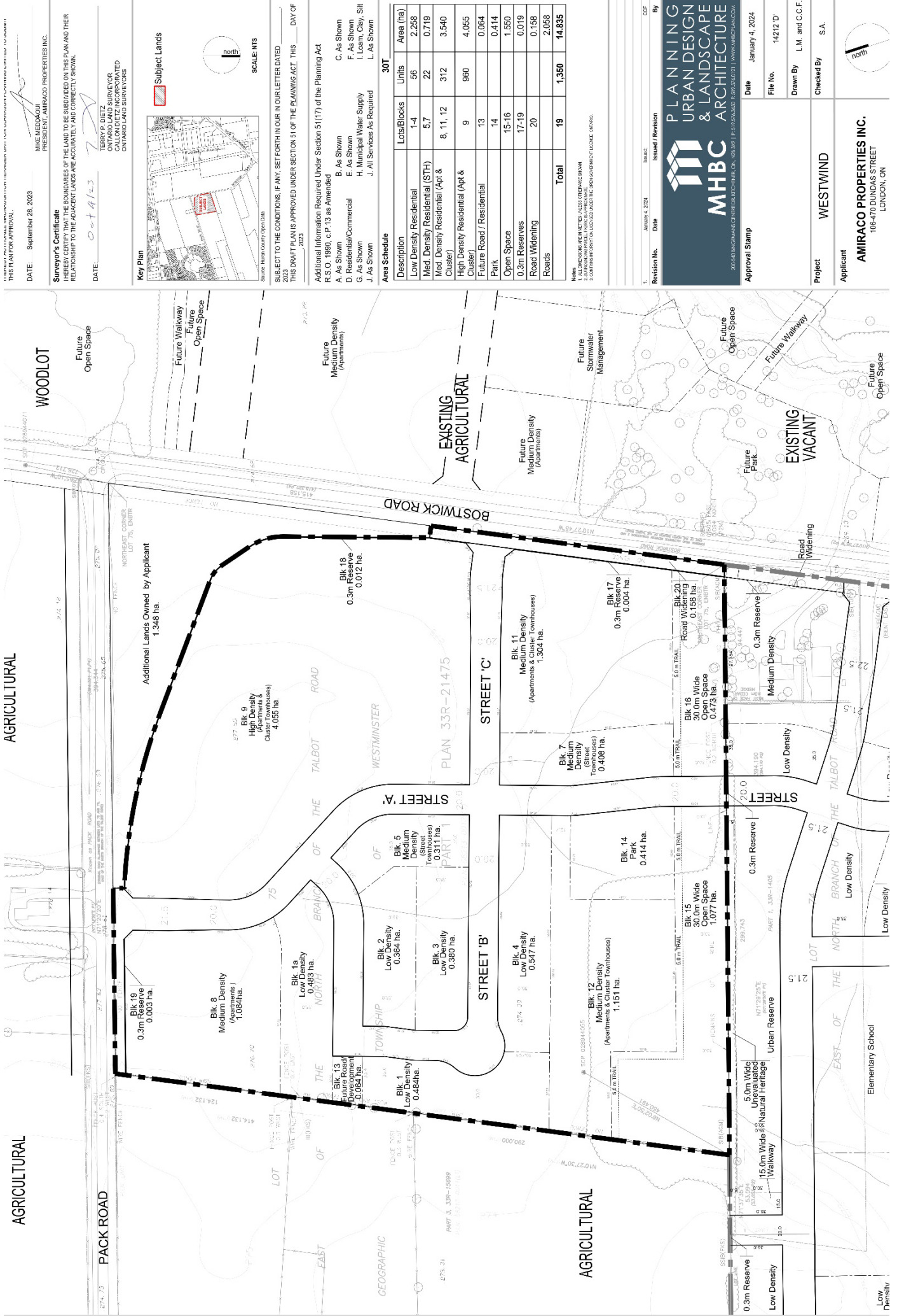
For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

## Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, if one is held, 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, if any, 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](mailto:plandev@london.ca) for more information.**

# Requested Draft Plan of Subdivision



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