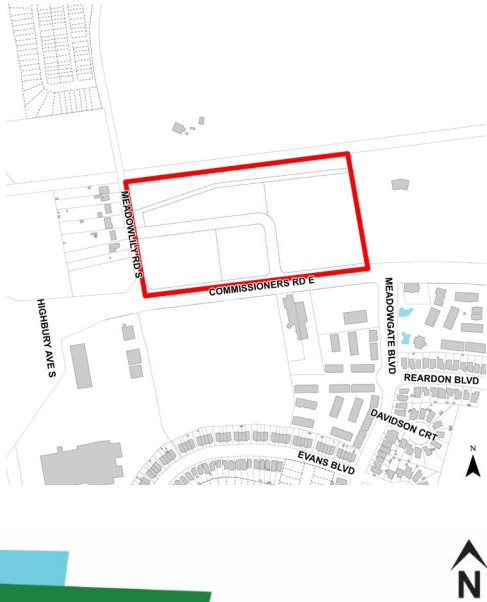




NOTICE OF PLANNING APPLICATION

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

168 Meadowlily Road South



File: 39T-24503/OZ9763

Applicant: Forever Homes Meadowlily Limited

What is Proposed?

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

- two (2) low-density blocks for cluster townhouses;
- one (1) medium density block for midrise apartments;
 - one (1) high-density blocks for high rise apartments;
- two (2) open space blocks;
- one (1) ESA with buffer block;
- seven (7) road widening and reserve blocks;
- all served by one (1) new local street.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 5, 2024**

Sean Meksula or Archi Patel

smeksula@london.ca or apatel@london.ca

519-661-CITY (2489) ext 5349

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

File: File Number(s)

london.ca/planapps

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

Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

**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: August 1, 2024

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of two (2) low rise low-density blocks, one (1) medium density midrise apartment block, one (1) block for high-density high-rise apartment, two (2) parkland and pathway blocks, one (1) ESA buffer block and seven (7) road widening and reserve blocks; serviced by one (1) new street (Street A). (please refer to attached draft plan)

Requested Amendment to The London Plan (New Official Plan)

Consideration of possible amendments to The London Plan for a specific policy for the Neighbourhood Place Type is also requested to permit a mid-rise apartment building with a building height maximum of six (6) storeys, as well as high-rise apartment buildings with a building height maximum of twelve (12) storeys, whereas an upper maximum building height permitted for the subject lands is six (6) storeys. The site-specific amendment will specifically apply to Blocks 3 and 4 on the proposed Draft Plan of Subdivision.

Requested Zoning By-law Amendment

To change the zoning from a Holding Urban Reserve (h2/UR1) Zone to the following zones (please refer to Requested Zoning map attached):

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

Requested Zoning (Please refer to attached map)

BLOCK 1 - Residential R5 (R5-7()) Special Provision Zone: to permit cluster townhouse dwellings with a front yard setback (minimum) of 4.5 metres (arterial), whereas 8.0 metres (arterial) is required; rear yard setback (minimum) of 3.5 metres (to Street 'A'), whereas 5.0 metres is required; and, an interior yard setback (minimum) of 1.5 metres, whereas 5.0 metres is required;

BLOCK 2 - Residential R5 (R5-7()) Special Provision Zone: to permit cluster townhouse dwellings with a front yard setback (minimum) of 4.5 metres (arterial), whereas 8.0 metres (arterial) is required; rear yard setback (minimum) of 3.5 metres (to street 'a'), whereas up to 6.0 metres is required; an exterior side yard setback (minimum) of 4.5 metres (with a door access to the side yard), whereas 6.0 metres is required; an interior side yard setback (minimum) of 3.0 metres, whereas up to 6.0 metres is required; and a density (maximum) of 120 units per hectare whereas 60 units per hectare is permitted; **a Residential R6 (R6-5()) Special Provision Zone:** to permit single-detached, semi-detached, and duplex dwellings with a front yard setback (minimum) of 4.5 metres (arterial), whereas 8.0 metres (arterial) is required; rear yard setback (minimum) of 3.5 metres (to street 'a'), whereas up to 6.0 metres is required; an exterior side yard setback (minimum) of 4.5 metres (with a door access to the side yard), whereas 6.0 metres is required; an interior side yard setback (minimum) of 3.0 metres, whereas up to 6.0 metres is required; and a density (maximum) of 120 units per hectare whereas 60 units per hectare is permitted;

BLOCK 3 - Residential R5 (R5-7()) Special Provision Zone: to permit cluster townhouse dwellings with a front yard setback (minimum) of 4.5 metres (arterial), whereas 8.0 metres (arterial) is required; rear yard setback (minimum) of 3.5 metres (to street 'a'), whereas up to 6.0 metres is required; an exterior side yard setback (minimum) of 4.5 metres (with a door access to the side yard), whereas 6.0 metres is required; an interior side yard setback (minimum) of 3.0 metres, whereas up to 6.0 metres is required; and a density (maximum) of 120 units per hectare whereas 60 units per hectare is permitted; **a Residential R6 (R6-5()) Special Provision Zone:** to permit single-detached, semi-detached, and duplex dwellings with a front yard setback (minimum) of 4.5 metres (arterial), whereas 8.0 metres (arterial) is required; rear yard setback (minimum) of 3.5 metres (to street 'a'), whereas up to 6.0 metres is required; an exterior side yard setback (minimum) of 4.5 metres (with a door access to the side yard), whereas 6.0 metres is required; an interior side yard setback (minimum) of 3.0 metres, whereas up to 6.0 metres is required; and a density (maximum) of 120 units per hectare whereas 60 units per hectare is permitted; **Residential R8 (R8-4()) Special Provision Zone:** to permit senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities; and emergency care establishments with a front yard setback (minimum) of 5.0 metres, whereas 8.0 metres is required; a rear yard setback (minimum) of 3.9 metres, whereas 8.0 metres is required; a height (maximum) of 20 metres (6 storeys), whereas 13.0 metres is permitted; a density (maximum) of 120 units per hectare, whereas 75 units per hectare is permitted; and, a site-specific regulation which, notwithstanding subsection 4.19(4)(a) and subsection 4.19(4)(b), to allow parking in the front

yard or exterior side yard with enhanced landscaping; Residential R9 Special Provision Zone (R9-5()) – to permit apartment buildings, handicapped person’s apartment buildings, senior citizens apartment buildings, emergency care establishments and continuum-of-care facilities with front yard setback (minimum), rear yard setback (minimum), height (maximum), and exemption from subsection 4.19(4)(a) and subsection 4.19(4)(b), to allow parking the front yard or exterior side yard with enhanced landscaping, are proposed;

BLOCK 4 - Residential R10 (R10-4()) Special Provision Zone: to permit apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities with a front yard setback (minimum) of 1.5 metres (arterial), whereas 12 metres is required; an exterior side yard setback (minimum) of 3.5 metres, whereas 10 metres is required; a rear yard setback (minimum) of 2.0 metres, whereas 16.4 metres is required; an interior side yard setback (minimum) of 7.5 metres, whereas 16.4 metres is required; a lot coverage (maximum) of 47%, whereas 45% is permitted; and, a height (maximum) of 41.0 metres, whereas specific height requirements is not currently prescribed in the By-law;

Block 5 - Open Space (OS5) to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots;

Block 6 – Open Space (OS1) to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural; golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks; campgrounds, and managed forests.

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 adjacent arterial roads. An Environmental Impact Study (EIS) report prepared by Ecosystem Recovery Inc., dated February 2023, has been submitted with the application for draft plan of subdivision. The EIS report is available for viewing by contacting the City’s Planner listed above.

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” and “Green Space” Place Types in The London Plan.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a change in the Official Plan designation and the zoning of land and a Draft Plan of Subdivision that is 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 City’s Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also 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 official plan 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/>.

Please see the *Planning Act* for updated appeal requirements.

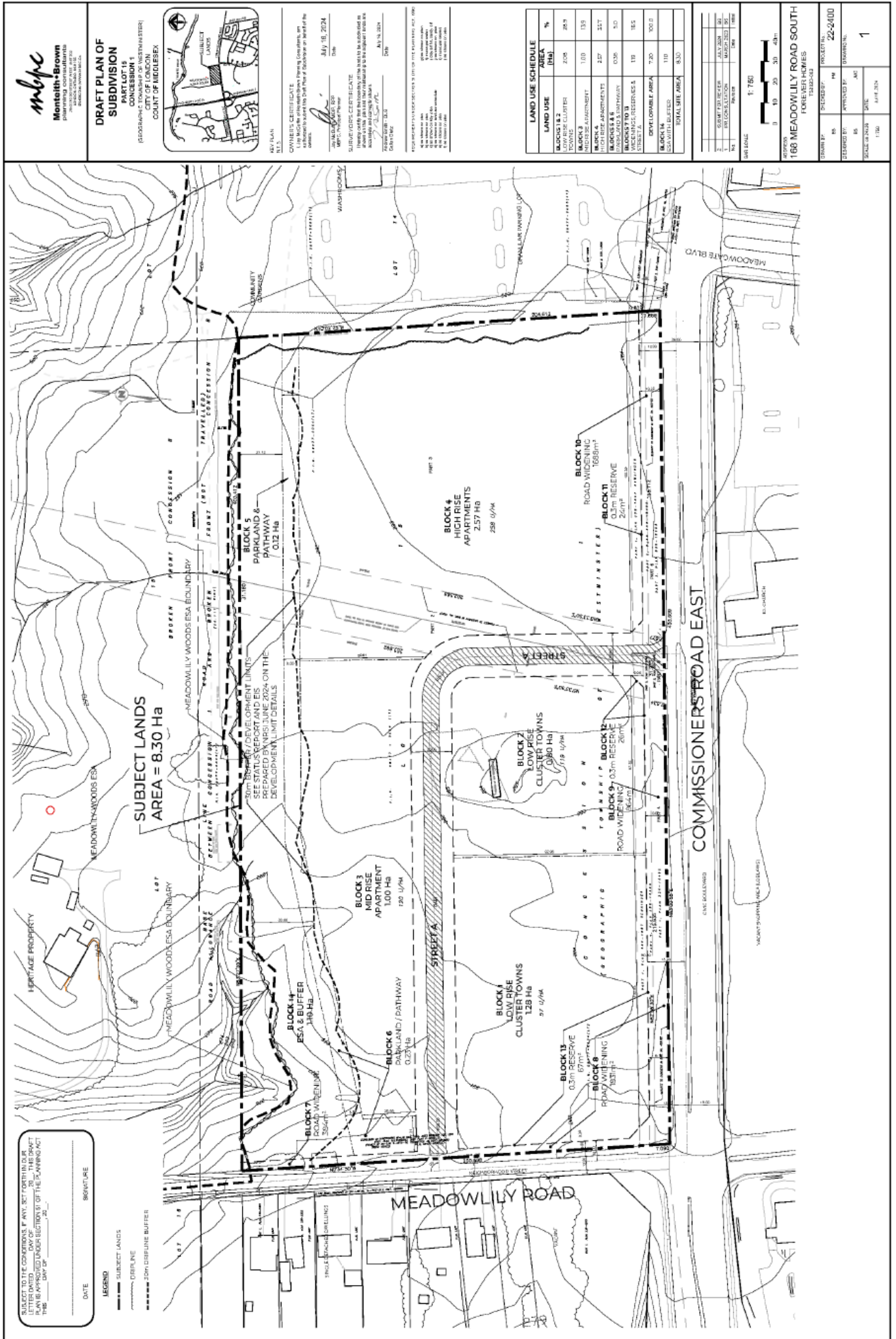
Notice of Collection of Personal Information

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

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Requested Draft Plan of Subdivision



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

Requested Official Plan Designations



LEGEND

- SUBJECT LANDS
- PROPOSED ROAD
- RE-DESIGNATE FROM NEIGHBORHOODS TO GREEN SPACE
- NEIGHBORHOODS
- SHOPPING AREA
- GREEN SPACE

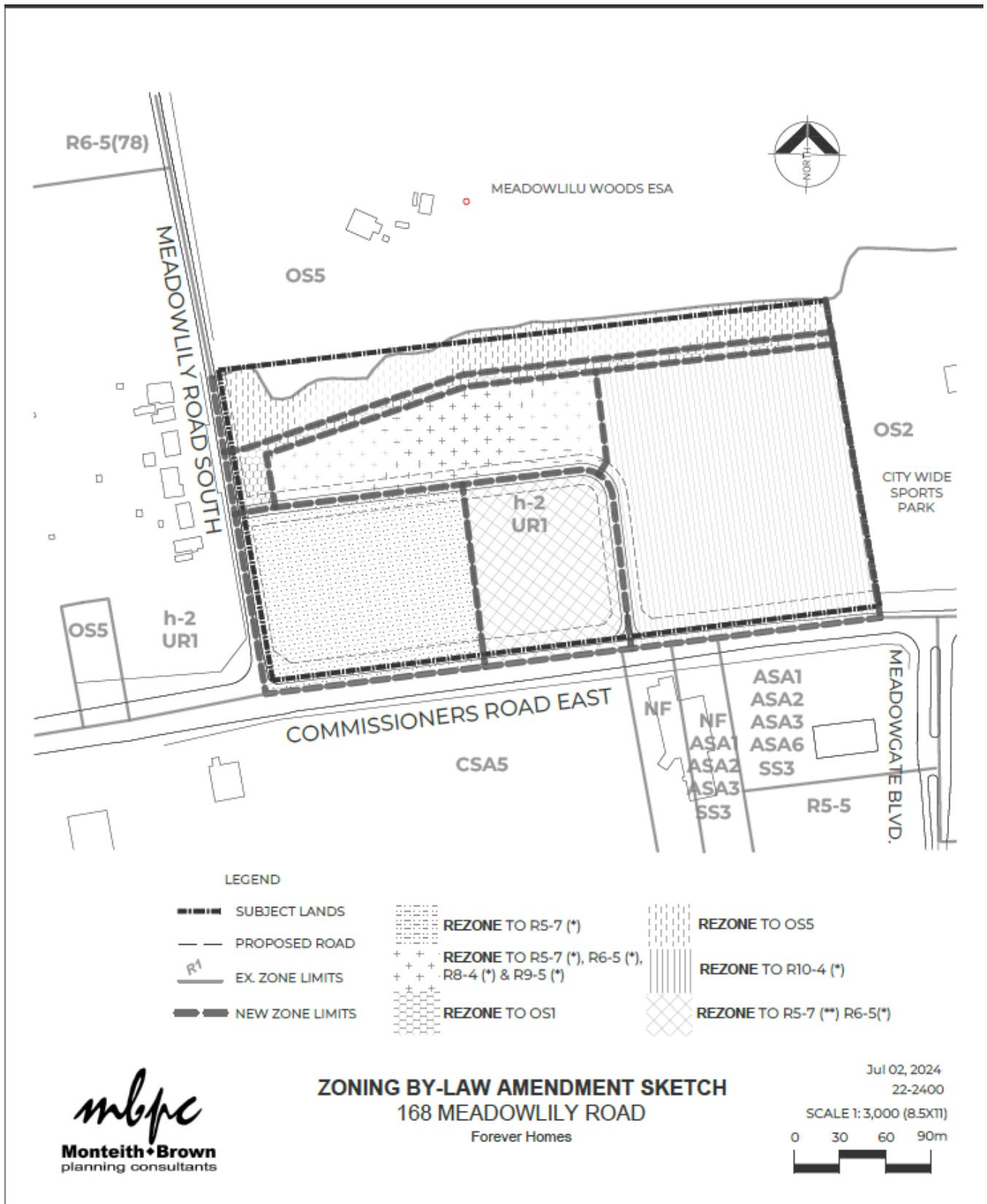


OFFICIAL PLAN AMENDMENT SKETCH
MAP 1 - PLACE TYPE
168 MEADOWLILY ROAD
Forever Homes

Jun 27, 2024
22-2400
SCALE 1: 3,000 (8.5X11)
0 30 60 90m

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.