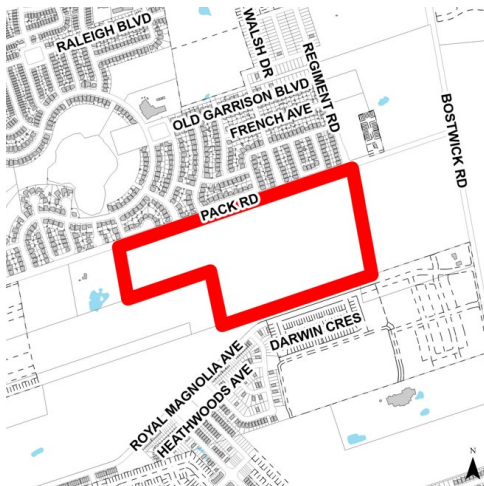




NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

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

6309 Pack Road



File: 39T-25502/OZ-25023

Applicant: Southside Construction Management Limited

What is Proposed?

Official Plan and Zoning amendments to:

- Redesignate a portion from Medium to High Density Residential in the Southwest Area Secondary Plan.
- Add a special policy permitting a maximum height of 16 storeys and maximum density of 350 units per hectare.

Draft Plan of Subdivision consisting of:

- 210 detached dwelling lots; 47 multiple-attached dwellings; 1 medium density block; 4 high density blocks; 1 park block; 2 open space blocks; and, 6 new streets.

Further information can be found at london.ca/planapps

LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

Meeting Date and Time: Wednesday, May 21, 2025, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

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 or contact pec@london.ca.

For consideration by Council, comments must be provided by **March 12, 2025**

For more information and/or to provide comments:

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

File: 39T-25502/OZ-25023

You can also discuss any concerns you may have with 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: February 19, 2025

Application Details

Requested Amendment to The London Plan

To change the designation of a portion of the property from the Medium Density Residential Designation of the *Southwest Area Secondary Plan* to the High Density Residential Designation of the *Southwest Area Secondary Plan*. To add a Specific Policy to the *Southwest Area Secondary Plan* to permit apartment buildings with a maximum height of 16 storeys and a maximum density of 350 units per hectare

Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve UR4 and Environmental Review Zones to the Residential R2-2, Residential R4-6, Residential R6-5, Residential R9-7, Open Space OS1 and Open Space OS5 Zones with special provisions to implement the proposed development.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions.

The London Plan and the Zoning By-law are available for review at london.ca.

This property is also the subject of an application for Draft Plan of Subdivision 39T-25502

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 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.

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 and/or By-law 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 proposed Official Plan Amendment is adopted and/or By-law 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 add the person or public body as a party.

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

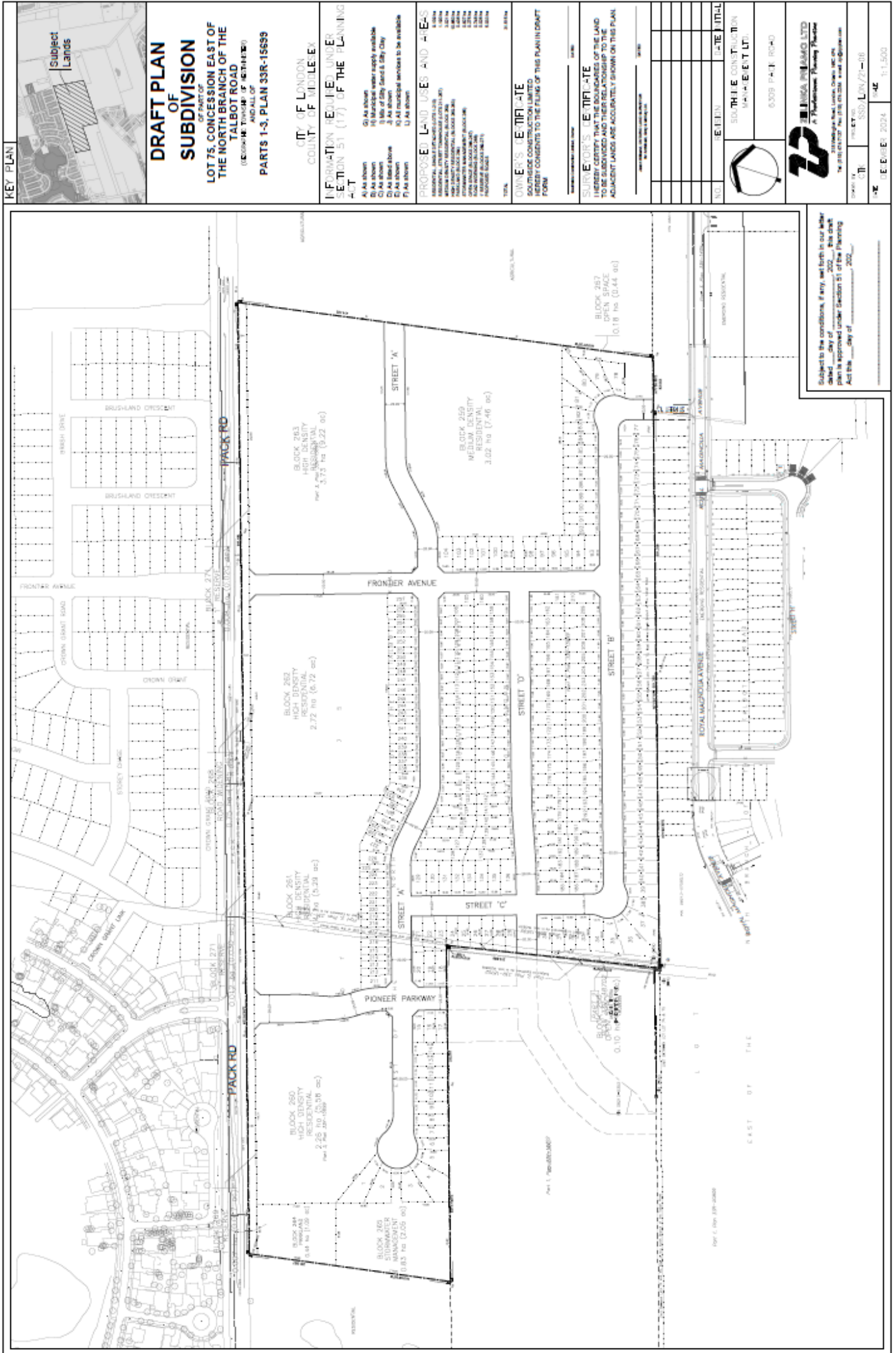
Notice of Collection of Personal Information

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 the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

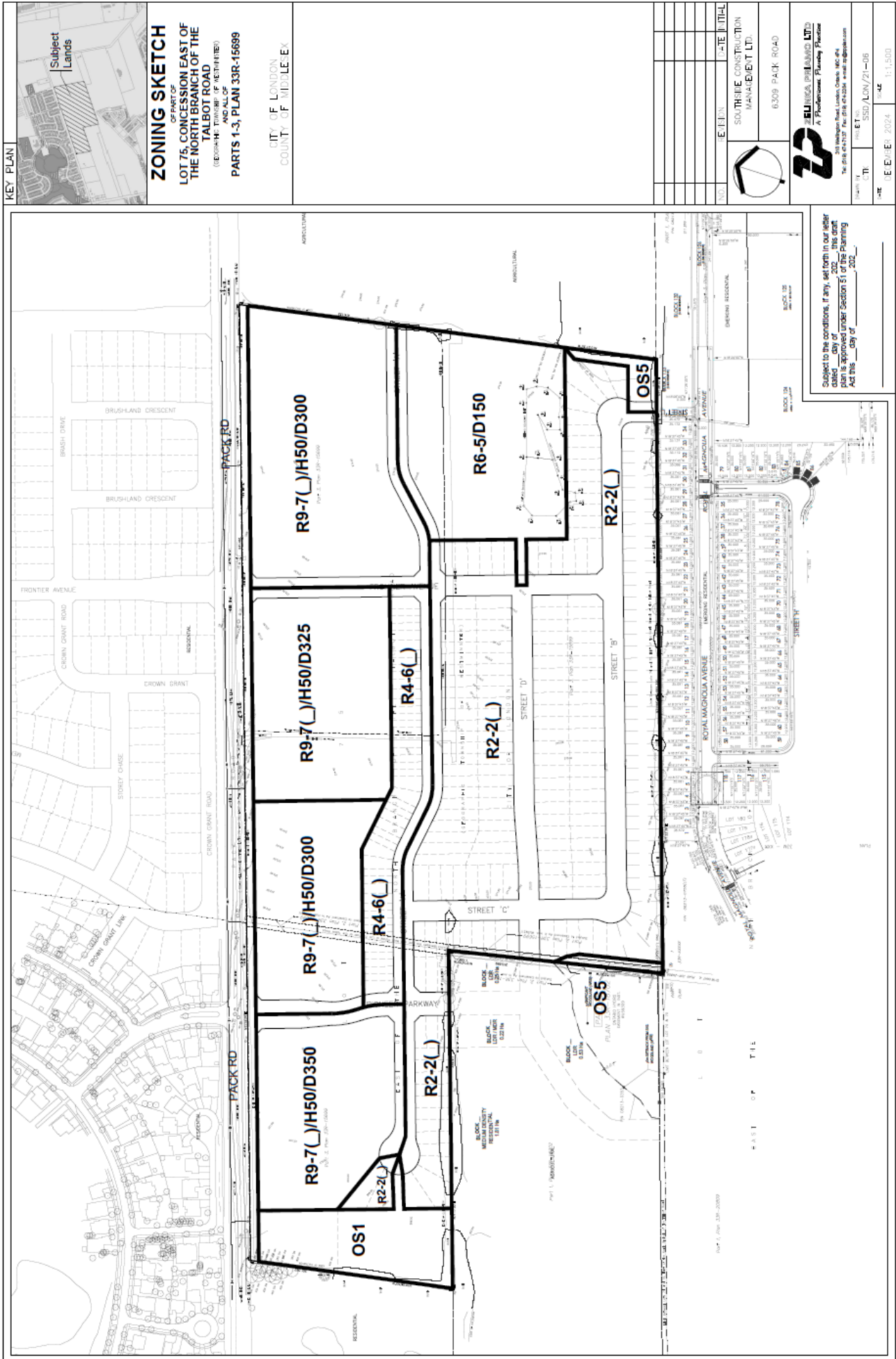
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by (May 14, 2025) to request any of these services.

Proposed 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.