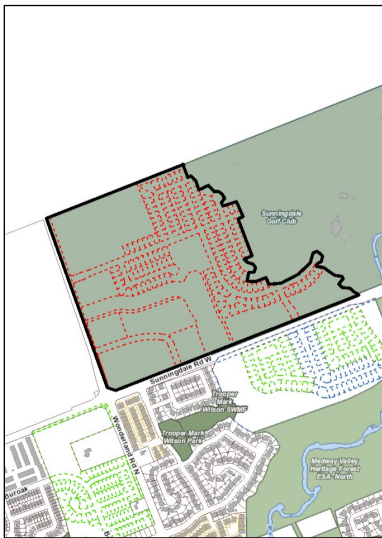




NOTICE OF PLANNING APPLICATION

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

465 Sunningdale Road West



File: 39T-23503 / OZ-9623

Applicant: Corlon Properties Inc.

What is Proposed?

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

- A residential subdivision consisting of single detached dwellings, multiple-attached dwellings including townhouses, low-rise apartment and mixed-use buildings, neighbourhood facilities, parks, open spaces, multi-use pathways, stormwater management facilities, and a reconstructed/realigned drain corridor; served by eight (8) public streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 31, 2023**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

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

File: 39T-23503 / OZ-9623

london.ca/planapps

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

Councillor Corrine Rahman

crahman@london.ca

519-661-CITY (2489) ext. 4007

**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: June 28, 2023

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 156 single detached residential lots, one (1) future residential/public road access block, one (1) school block, six (6) multi-family residential blocks, one (1) multi-family residential/mixed use block, four (4) blocks for neighbourhood park and multi-use pathways, one (1) open space block for the reconstructed/realigned Axford Drain corridor and two (2) associated dry pond SWM facilities, all served by eight (8) public roads.

Requested Amendment to The London Plan (New Official Plan)

To change the designation on a portion of the property from the "Green Space" Place Type to the "Neighbourhoods" Place Type to permit a range of uses including single detached, semi-detached, and duplex dwellings, triplexes, fourplexes, townhouses, stacked townhouses, low-rise apartments, mixed-use buildings, community facilities, and stand-alone retail, service and office uses. The Neighbourhoods Place Type would be applied to all residential lots/blocks, the school block, and all public road rights-of-way. The Green Space Place Type would be applied to all parkland and open space blocks as shown on the proposed draft plan of subdivision. A specific policy for the Neighbourhood Place Type is also requested to permit low-rise apartment buildings (4 storeys max.) on Block 159 which will have frontage on a "Neighbourhood Connector" street.

Requested Zoning By-law Amendment

Consideration of an amendment to the zoning by-law to change the zoning from an Open Space OS1 Zone, an Environmental Review ER Zone, and an Open Space OS5 Zone to the following zones (please refer to Requested Zoning map attached):

Lots 1 to 156 inclusive and Block 164 - Residential R1 Special Provision (R1-9()) Zone to permit single detached dwellings on lots with a minimum lot area of 690 square metres and minimum lot frontage of 18 metres, together with a special provision for an interior side yard for main dwelling of 1.2 metres, except where no private garage is attached to the dwelling, one yard shall be 3.0 metres;

Block 157 - a Residential R5 Special Provision (R5-3()) Zone to permit townhouses and stacked townhouses up to a maximum density of 35 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 3.0 metres (north), 3.0 metres (west), 1.5 metres (south), and 1.0 metre for every 1.0 metres of main building height (east), maximum height of 1 to 3 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

Block 158 - a Residential R5 Special Provision (R5-4()) Zone to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 3.0 metre (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 1.0 metre for every 1.0 metres of main building height (east), minimum landscaped open space of 30%, maximum lot coverage of 30%, maximum height of 2 to 4 storeys, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street; and, a Residential R9 Special Provision (R9-4()) Zone to permit such uses as apartment buildings and senior citizens apartment buildings, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 3.0 metres (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 1.0 metre for every 1.0 metres of main building height (east), maximum height of 2 to 4 storeys, maximum density of 120 units per hectare, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street;

Block 159 - Residential R5 Special Provision (R5-6()) Zone to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.2 metres (north), 6.0 metres (west), 3.0 metres (southwest), and 6.0 metres (southeast), minimum landscaped open space of 30%, maximum lot coverage of 30%, maximum height of 1 to 4 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

and, a Residential R9 Special Provision (R9-4()) Zone to permit such uses as apartment buildings and senior citizens apartment buildings up to a maximum density of 115 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.2 metres (north), 6.0 metres (west), 3.0 metres (southwest), and 6.0 metres (southeast), maximum height of 1 to 4 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

Block 160 - a Residential R5 Special Provision (R5-4()) Zone to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.0 metre for every 1.0 metres of main building height (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 3.0 metres (east), minimum landscaped open space of 30%, maximum lot coverage of 30%, maximum height of 2 to 4 storeys, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street; and, a Residential R9 Special Provision (R9-4()) Zone to permit such uses as apartment buildings and senior citizens apartment buildings, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.0 metre for every 1.0 metres of main building height (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 3.0 metres (east), maximum height of 2 to 4 storeys, maximum density of 120 units per hectare, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street;

Block 161 - a Residential R9 Special Provision (R9-7()) Zone to permit such uses as apartment buildings and senior citizens apartment buildings up to a maximum density of 150 units per hectare, together with a special provision to permit a range of Neighbourhood Shopping Area Commercial uses from the NSA1, NSA2 & NSA5 Zones within the ground floor of a mixed-use building, minimum front, exterior side, interior side and rear yard depths of 1.0 metre (maximum 8.0 metres) (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 3.0 metres (maximum 8.0 metres) (east), maximum height of 1 to 6 storeys, a maximum of 2000 square metres commercial gross floor area shall be permitted within the zone boundaries, commercial gross floor area shall be confined to portions of the site within 100 metre radius of intersection of Wonderland Road North and Sunningdale Road West, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street;

Blocks 162 & 163 - a Residential R5 Special Provision (R5-6()) Zone to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 6.0 metres (north), 1.5 metres and 3.0 metres (west) for Blocks 162 and 163 respectively, 3.0 metres (south), and 3.0 metres (east), maximum height of 1 to 4 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

Block 165 – Residential R1 Special Provision (R1-9()) Zone to permit single detached dwellings on lots with a minimum lot area of 690 square metres and minimum lot frontage of 18 metres, together with a special provision for an interior side yard for main dwelling of 1.2 metres, except where no private garage is attached to the dwelling, one yard shall be 3.0 metres; and, a Neighbourhood Facility NF/Community Facility CF1 Zone to permit such uses as elementary schools, secondary schools, private schools, places of worship, and day care centres;

Blocks 167, 168, 169 & 170 – Open Space OS1 to permit such uses as conservation lands, conservation works, golf courses, public and private parks, and recreational buildings associated with conservation lands and public parks;

Block 166 – Open Space OS5 to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

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

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 the zoning of 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.

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.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, and 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, or zoning 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 proposed official plan amendment is adopted, or zoning 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 add the person or public body as a party.

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

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

Requested Draft Plan of Subdivision

DRAFT PLAN OF PROPOSED SUBDIVISION
 PART OF LOTS 12 REGISTRARS COMPILED PLAN 1028
 CITY OF LONDON COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE LDS CONSULTANTS INC. TO SUBMIT THIS PLAN FOR APPROVAL

DATE: March 4, 2023
 I, Eliza Nguyen
 Title: Registered Professional Land Surveyor
 CURION PROPERTIES INC.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: March 4, 2023
 JANE SURGENOR O.L.S.
 CALANZUELA INC.

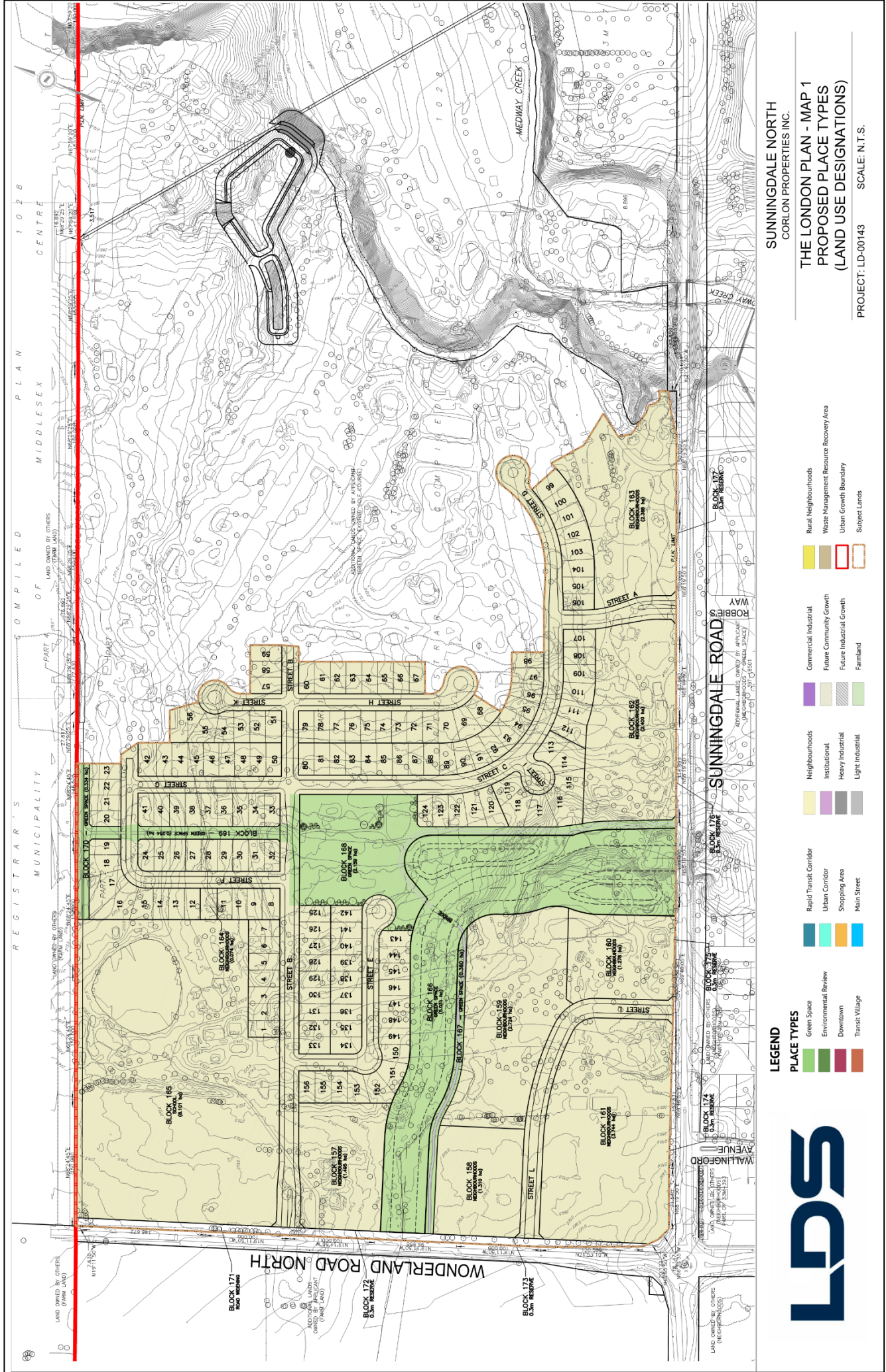
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c.p. 13
 A. AS SHOWN B. AS SHOWN C. AS SHOWN
 D. RESIDENTIAL E. AS SHOWN F. AS SHOWN
 G. OPEN SPACE H. MUNICIPAL I. SILTY CLAY
 J. AS SHOWN K. ALL SERVICES L. AS SHOWN
 M. AS REQUIRED

KEY PLAN



DESCRIPTION	QTY	UNIT	AMT	REMARKS
ACRES	1.158	ACRES	1.158	
NEIGHBORHOODS	108		1,351	
NEIGHBORHOODS	109		2,774	
NEIGHBORHOODS	100		1,741	
NEIGHBORHOODS	102		2,400	
NEIGHBORHOODS	103		1,308	
NEIGHBORHOODS	104		1,077	
GREEN SPACE	105		1,523	
GREEN SPACE	107		1,036	
GREEN SPACE	108		1,259	
GREEN SPACE	109		1,523	
ROAD WIDTH	110		1,523	
ROAD WIDTH	111		1,062	
ROADS	112		8,841	
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Requested Official Plan Designations



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

