

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development
Subject: The Ironstone Building Company Inc.
613 Superior Drive
File Number: Z-9691, Ward 5
Public Participation Meeting
Date: March 19, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of The Ironstone Building Company Inc. relating to the property located at 613 Superior Drive:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting April 2, 2024 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Neighbourhood Facility/Residential R1 Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1 (NF/R1-2) Zone **TO** a Residential R5 Special Provision (R5-5(_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Provision of direct pedestrian connections from individual units to the city sidewalk along Superior Drive, including the corner units with wrap around porches.

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

- i) The recommended amendment is consistent with the *PPS 2020*;
- ii) The recommended amendment conforms to *The London Plan*, including, but not limited to the Neighbourhoods Place Type policies; and
- iii) The recommended amendment facilitates the development of a vacant parcel of land at an appropriate scale and intensity.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Neighbourhood Facility/Residential R1 Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1 (NF/R1-2) Zone to a Residential R5 (R5-5) Zone.

Purpose and the Effect of Recommended Action

The recommended action will permit a two-storey, **142-unit cluster townhouse** development consisting of 28 townhouse building blocks.

Staff are recommending approval of the requested Zoning By-law amendment with special provisions restricting the permitted uses to cluster townhouse dwellings and the maximum building height to 9.0 metres.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.

- **Housing and Homelessness**, by increasing access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners.
- **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Report to Planning Committee – 530 Sunningdale Road East 39T-05510/Z-6917 – June 14, 2006

Report to Planning and Environment Committee – 613 Superior Drive (Powell Uplands North Subdivision Phase 3 – 33M-680) Disposition of School Site – December 13, 2021

1.2 Planning History

The subject lands form part of the Powell Uplands North Subdivision and were previously subject to a concurrent Plan of Subdivision and Zoning By-law Amendment applications (39T-05510/Z-6917), which created the parcel (Block 103 on Registered Plan 33M-680) and applied the current zoning. At the time, the lands were identified as a potential school site and zoned a Neighbourhood Facility (NF) Zone compounded with Residential R1 Zones. It is common practice at the subdivision stage to compound zones to provide flexibility for residential development should a school site not be required.

In accordance with the Subdivision Agreement, the four (4) School Boards had three (3) years to purchase the site from the date on which seventy percent (70%) of the dwelling units within the subdivision have had building permits issued or when the servicing of the subject site is completed to the satisfaction of the City Engineer, whichever is the later. If the School Boards decline the site, the City has two (2) years to determine if there is a need to purchase the site for municipal purposes.

By letter dated August 28, 2017, the Thames Valley District School Board, the London District Catholic School Board, the Conseil Scolaire de District du Centre Sud Ouest, and the Scholastic Council of Catholic Schools Southwestern Region were notified that seventy percent (70%) of the units were completed (on January 23, 2017), and were advised they had until January 23, 2020 to exercise their right to purchase. As none of the School Boards elected to purchase the lands, a letter was sent to the Manager of Realty Services giving notice of the City of London's option to exercise its right to purchase. Realty Services subsequently informed Planning and Development that there was no interest from the City to purchase the lands and they were later sold to the current owner.

1.3 Property Description and Location

The subject lands are located on the south side of Superior Drive, north of Sunningdale Road East, in the Uplands Planning District. The subject lands are currently undeveloped.

Site Statistics:

- Current Land Use: Undeveloped
- Frontage: 160.8 metres (527.5 feet)
- Depth: 140.6 metres (461.2 feet)
- Area: 3.4 hectares (20.7 acres)
- Shape: Irregular
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

Surrounding Land Uses:

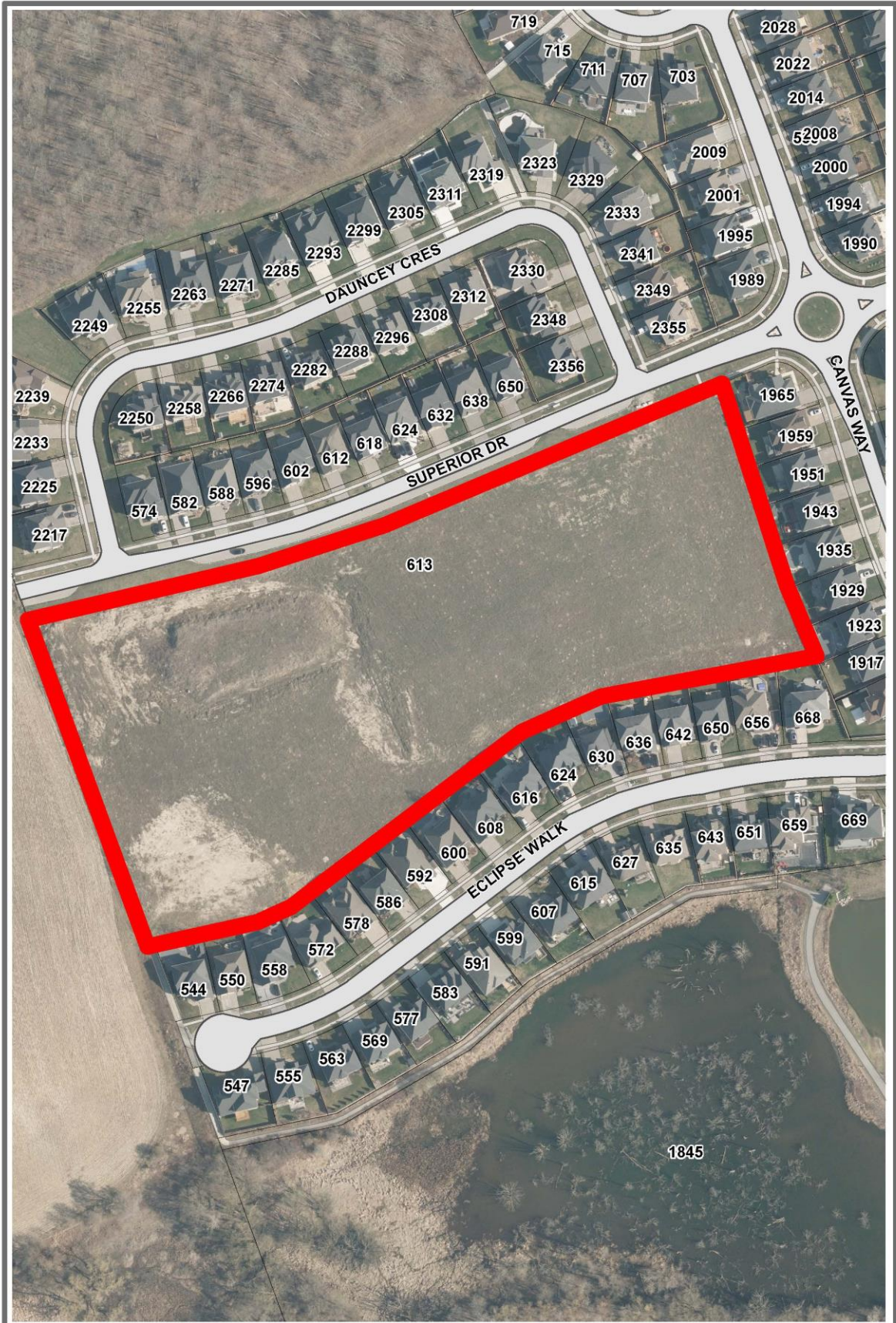
- North: Low Density Residential

- East: Low Density Residential
- South: Low Density Residential
- West: Agriculture (Cultivated Farmland)

Existing Planning Information:

- Existing The London Plan Place Type: Neighbourhoods
- Existing Special Policies: Uplands North
- Existing Zoning: Residential R1 Special Provision/Neighbourhood Facility (R1-3(7)/NF) Zone and a Residential R1/Neighbourhood Facility (R1-2/NF) Zone


Additional site information and context is provided in Appendix "B".

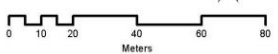


LOCATION MAP

Address: 613 Superior Drive
 File Number: Z-9691
 Planner: Catherine Maton
 Date: 2024/02/13

Corporation of the City of London
 Prepared By: Planning and Development





 Scale 1:1800





Legend	
	Subject Site
	Buildings
	Assessment Parcels
	Driveways/Parking Lots

Figure 1 - Aerial Photo of 613 Superior Drive and surrounding lands



Figure 2 - Streetview of 613 Superior Drive (view looking SW)



Figure 3 - Streetview of 613 Superior Drive (view looking SE)

2.0 Discussion and Considerations

2.1 Development Proposal

The applicant is proposing a 2-storey, 142-unit cluster townhouse development consisting of 28 townhouse building blocks. Parking is provided in private garages and driveways, as well as 22 surface parking spaces.

The proposed development includes the following features:

- Land use: Townhouse Dwellings
- Form: Cluster
- Height: 2 storeys (9 m)
- Residential units: 142
- Density: 42 units per hectare
- Building coverage: 35.9%
- Parking spaces: 142 in garages, 142 in driveways, 22 surface
- Bicycle parking spaces: 0
- Landscape open space: 44.4%

Additional information on the development proposal is provided in Appendix “B”.

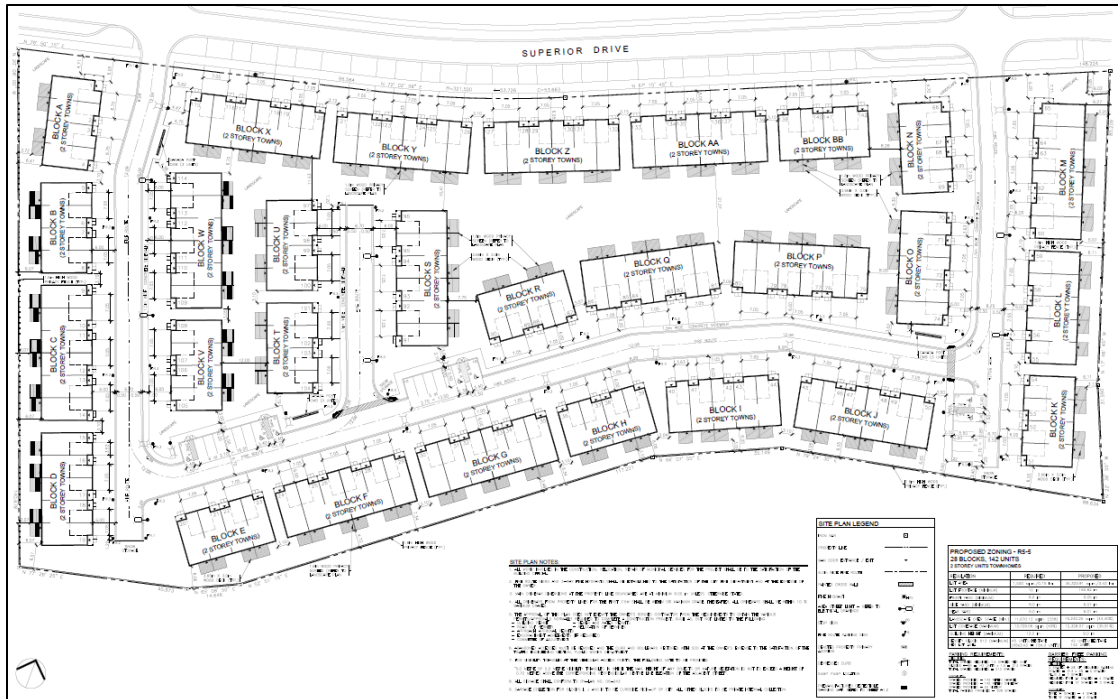


Figure 4 - Conceptual Site Plan (December 2023)



Figure 5 – Rendering (January 2024)

Additional plans and drawings of the development proposal are provided in Appendix “C”.

2.2 Requested Amendment

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from Neighbourhood Facility/Residential R1 Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1 (NF/R1-2) Zone to a Residential R5 (R5-5) Zone.

The following table summarizes the special provisions that are being recommended by staff.

Regulation (R5-5)	Required	Proposed/Recommended
Permitted Uses	<ul style="list-style-type: none"> - Cluster townhouse dwellings - Cluster stacked townhouse dwellings 	Cluster townhouse dwellings
Building Height (Maximum)	12.0 m	9.0 m

2.3 Internal and Agency Comments

The application and [associated materials](#) were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Key issues identified by staff and agencies included:

- Pedestrian accessibility to the public sidewalk;

Detailed internal and agency comments are included in Appendix “D” of this report.

2.4 Public Engagement

On January 5, 2024, Notice of Application was sent to 137 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on January 18, 2024. A “Planning Application” sign was also placed on the site.

There were 60 responses received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Concerns expressed by the public relate to:

- Lowered property values
- Insufficient infrastructure capacity
- Traffic and safety concerns
- The proposed development is not in keeping with the area
- Density too great for roads, services, and schools
- Building height and loss of privacy

Detailed public comments are included in Appendix “E” of this report.

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff’s opinion that the application is consistent with the *Planning Act* and the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed townhouse use is supported by the policies of the Provincial Policy Statement and contemplated in the Neighbourhoods Place Type on a Neighbourhood Connector in The London Plan (TLP Table 10). Staff are recommending a special provision restricting permitted uses to cluster townhouse dwellings, as the proposed R5-6 Zone also permits cluster stacked townhouse dwellings which are not contemplated in Table 10.

4.2 Intensity

The proposed intensity is consistent with the policies of the PPS that encourage residential intensification (PPS 1.1.3.4), an efficient use of land and a diversified mix of uses (PPS 1.1.3.6). The proposed intensity is in conformity with the Neighbourhoods Place Type in The London Plan (TLP Table 11) and is compatible within the context of the surrounding area. Servicing is available for the proposed number of units and no concerns were raised by City staff and agencies regarding traffic, noise, parking or other negative impacts.

4.3 Form

The proposed form is consistent with the Neighbourhoods Place Type policies and the City Design Policies. The proposed 2 storey townhouses are similar to and compatible with the existing development in the surrounding area which is primarily 2 storey single detached dwellings.

4.4 Traffic and Roads

Through the circulation of the application, traffic and safety were among the greatest concerns raised by neighbouring residents. The application has been reviewed by City Transportation staff who have confirmed the subdivision and roads have been designed to carry much higher traffic than expected by the proposed development. In fact, it is anticipated that the proposed development will generate substantially less traffic than an elementary school and that the difference in traffic between single detached dwellings and the proposed townhouses is negligible.

Concerns were also raised regarding limited access into the subdivision and the resulting traffic congestion on Canvas Way at Sunningdale Road East. Though currently unassumed and unpaved, secondary access is available into the subdivision via Appletree Gate and Kleinburg Drive. Timing for assumption is unknown, however the access is available for public use. In the interim, staff have been working with the developer of the subdivision to ensure the road is improved, maintained, and safe for public use.

4.5 Servicing

Several concerns were raised by members of the public regarding servicing capacity and stormwater management, stating that the existing infrastructure in the subdivision cannot accommodate the density of the proposed development. City Engineering staff have reviewed the application and have confirmed that adequate capacity is available to service the proposed development.

A small portion of the site is tributary to a 6.0 metre storm easement and associated municipal sewer between Lots 91 and 92. The subject site is containing all overland flow, up to the 250-year storm event, on site and allowing only minor flows to be released to the sewer within the easement. The site is not contributing flows to the existing catch basin maintenance holes located on the lots north of Eclipse Walk. After discharging to the existing municipal sewer, site runoff is ultimately conveyed to the existing subdivision stormwater management facility (SWMF).

Concerns were also raised about the ability of the SWMF to accommodate the proposed development, stating that it overflows into the adjacent wetland when at capacity. Engineering staff have confirmed that the SWMF was designed to

accommodate stormwater from the subject lands. In 2020, the City rehabilitated the Powell Drain to lower water levels in the adjacent wetland and is currently monitoring the situation.

4.6 Contamination

Concerns were raised through the public consultation process regarding the possibility of contamination on site. There is no record of site contamination therefore no further action is recommended at the zoning stage. Where lands are contaminated, a Record of Site Condition is required at the building permit stage and is not typically addressed at the Zoning By-law amendment stage.

4.7 Schools

Several concerns were raised by the public regarding school capacity and the loss of a potential school site within their community. As explained in section 1.2 of this report, all four (4) school boards were notified of the opportunity to purchase the lands and given a standard three (3) year timeframe to express interest. None of the school boards chose to purchase the lands, and after the City waived the right to purchase, the lands were available for private sale. The four (4) school boards were circulated on this Zoning By-law amendment application. Comments were received from the Thames Valley District School Board (TVDSB) and London District Catholic School Board (LDCSC) confirming they have no objections to the proposed development and have alternative plans to address school capacity issues in this area. Full comments from the TVDSB and LDCSB are contained in Appendix "D".

Conclusion

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the property from Neighbourhood Facility/Residential R1 Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1 (NF/R1-2) Zone to a Residential R5 (R5-5) Zone. Staff are recommending approval of the requested Zoning By-law amendment with special provisions restricting the permitted uses to cluster townhouse dwellings and the maximum building height to 9.0 metres.

The recommended action is consistent with the PPS 2020, conforms to The London Plan and will permit a 2-storey, 142-unit cluster townhouse development consisting of 28 townhouse building blocks.

Prepared by: Catherine Maton, MCIP, RPP
Senior Planner, Planning Implementation

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Copy:
Britt O'Hagan, Manager, Current Development
Mike Pease, Manager, Site Plans
Brent Lambert, Manager, Development Engineering

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 613
Superior Drive

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 613 Superior Drive, as shown on the attached map comprising part of Key Map No. A102, **FROM** Neighbourhood Facility/Residential R1 Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1 (NF/R1-2) Zone **TO** a Residential R5 Special Provision (R5-5(_)) Zone.
2. Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provisions:

R5-5(_) 613 Superior Drive
 - a. Permitted Use
 - i. Cluster townhouse dwellings
 - b. Regulations
 - ii. Building Height (Maximum) – 9.0 metres
3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

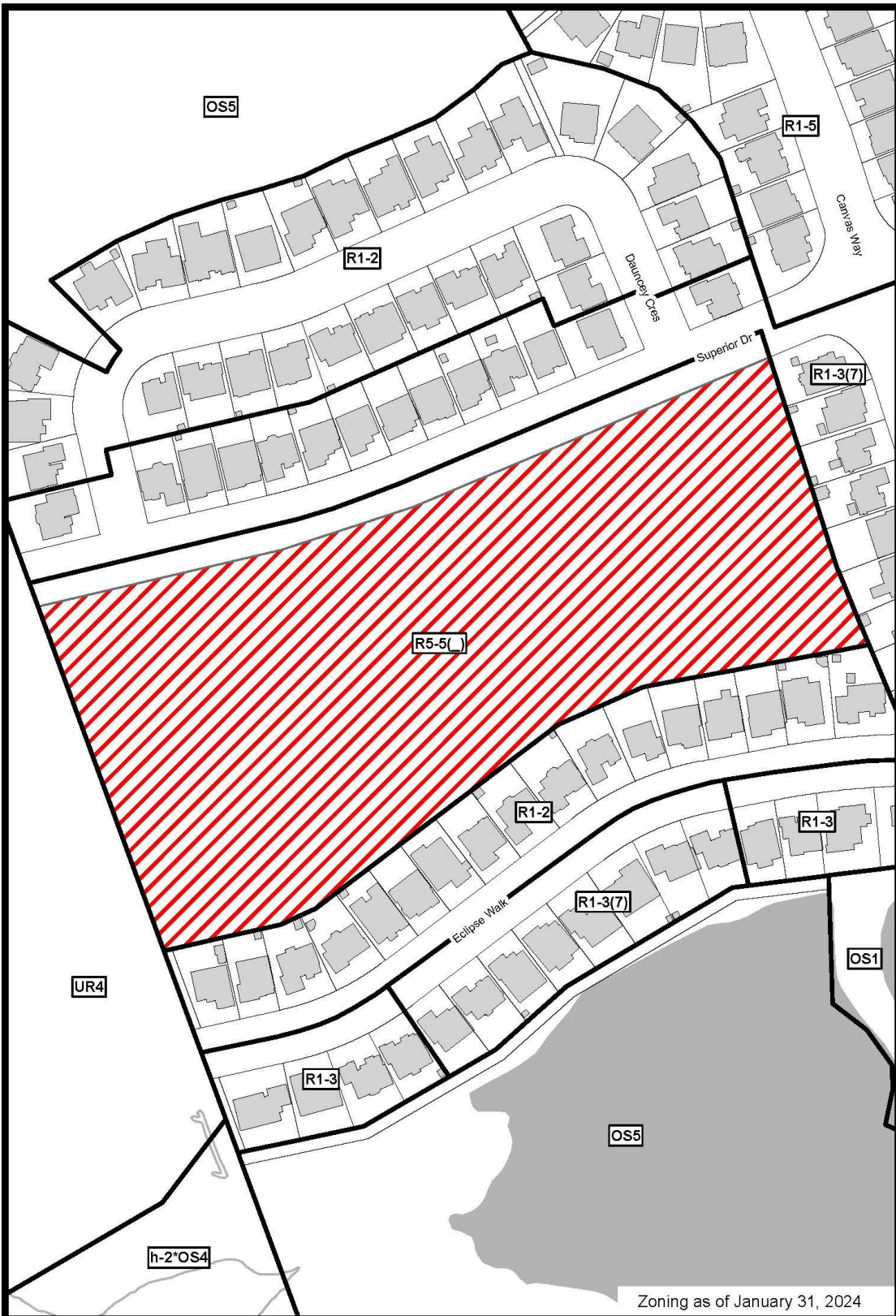
PASSED in Open Council on April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.


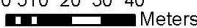

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



<p>File Number: Z-9691 Planner: CM Date Prepared: 2024/02/13 Technician: JI By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,800</p> <p>0 10 20 30 40 Meters </p> <p></p>
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Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Undeveloped
Frontage	160.8 metres (527.5 feet)
Depth	140.6 metres (461.2 feet)
Area	3.4 hectares (20.7 acres)
Shape	Irregular
Within Built Area Boundary	No
Within Primary Transit Area	No

Surrounding Land Uses

North	Low Density Residential
East	Low Density Residential
South	Low Density Residential
West	Agriculture (Cultivated Farmland)

Proximity to Nearest Amenities

Major Intersection	Adelaide Street North and Sunningdale Road East, 1.5 km
Dedicated cycling infrastructure	Multi-Use Path (Northbrook Park), 1.2 km
London Transit stop	Sunningdale Road East, 650 metres
Public open space	Powell Park, 450 metres
Commercial area/use	Adelaide Street North and Sunningdale Road East, 1.5 km
Food store	Sunripe, 1.5 km
Community/recreation amenity	Stoneycreek Community Centre, YMCA & Library, 1.8 km

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods Place Type, Neighbourhood Connector
Current Special Policies	Uplands North
Current Zoning	Residential R1 Special Provision/Neighbourhood Facility (R1-3(7)/NF) Zone and a Residential R1/Neighbourhood Facility (R1-2/NF) Zone

Requested Designation and Zone

Requested Place Type	Neighbourhoods Place Type, Neighbourhood Connector
Requested Special Policies	None
Requested Zoning	Residential R5 (R5-5) Zone

Recommended Special Provisions

Regulation (R5-5)	Required	Proposed
Permitted Uses	<ul style="list-style-type: none"> - Cluster townhouse dwellings - Cluster stacked townhouse dwellings 	Cluster townhouse dwellings
Building Height (Maximum)	12.0 m	9.0 m

C. Development Proposal Summary

Development Overview

The applicant is proposing a 2-storey, 142-unit cluster townhouse development consisting of 28 townhouse building blocks. Parking is provided in private garages and driveways, as well as 22 surface parking spaces.

Proposal Statistics

Land use	Low Density Residential
Form	Cluster Townhouses
Height	2 storeys (9 metres)
Residential units	142
Density	42 units per hectare
Building coverage	35.9%
Landscape open space	44.4%
New use being added to the local community	Yes

Mobility

Parking spaces	142 in garages, 142 in driveways, 22 surface
Vehicle parking ratio	2.15 spaces per unit
New electric vehicles charging stations	0
Secured bike parking spaces	0
Secured bike parking ratio	0 per unit
Completes gaps in the public sidewalk	Yes
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

Environmental Impact

Tree removals	To be determined
Tree plantings	To be determined
Tree Protection Area	No
Loss of natural heritage features	N/A
Species at Risk Habitat loss	N/A
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	N/A
Green building features	No

Appendix D – Internal and Agency Comments

Landscape Architecture – January 4, 2024

No comments.

Parks Planning and Open Space Design – January 15, 2024

Parkland dedication has been satisfied through plan of subdivision 33M-680.

UTRCA – January 17, 2024

The UTRCA has no objections to the application and we have no Section 28 approval requirements.

London Hydro – January 17, 2024

- Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. Note: Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

Ecology – January 25, 2024

No ecological planning issues related to this property and/or associated study requirements.

Site Plan – January 29, 2024

Major Issues

N/A

Matters for OPA/ZBA

N/A

Matters for Site Plan

There is an active site plan application SPA23-112 which is under review and will consider amenity space, pedestrian walkway connections, landscape buffers between parking and private outdoor space, and uniform perimeter fencing in accordance with the Site Plan Control Area By-law.

Urban Design – February 1, 2024

Matters for Zoning:

- Ensure driveways are not the dominant feature in the streetscape by not occupying more than 50% of the unit width. Pair all driveways to allow for sufficient room for tree plantings along the Superior Drive. Refer to The London Plan, Policy 222.

Matter for Site Plan:

- Provide direct pedestrian connections from individual units to the city sidewalk along Superior Drive, including the corner units with wrap around porches (Blocks A, M and N). Refer to The London Plan, Policy 268.

Engineering – February 7, 2024

- Please note that the planning and development is currently reviewing the site plan SPA23-112 613 Superior Drive to address the site servicing and engineering comments.

Thames Valley District School Board – February 9, 2024

- A holding zone was recently established which will designate new development from the Applewood Subdivision (39T-09501) at Jack Chambers PS. Accordingly, Centennial Central PS should have available capacity to accommodate students from this development. We monitor all residential development activity closely, and will take further action should anything change with respect to accommodation pressure at Centennial Central PS in the future.

- TVDSB has no concerns with the proposed development.

London District Catholic School Board – February 26, 2024

Catherine Maton
Development Services
City of London
300 Dufferin Avenue, 6th Floor
London ON
PO Box 5035
N6A 4L9

Attention: C. Maton

Re: File No. Z-9691, 613 Superior Drive, The Ironstone Building Company Inc., London

The London District Catholic School Board is in receipt of the above-noted rezoning application and would like to provide the following comments.

This application is located in the attendance boundary of St. Catherine of Siena Catholic Elementary School for Junior Kindergarten to Grade 8 students, located at 2140 Quarrier Road, London. This school has a permanent capacity of 576 pupil places with 15 portables on site.

The Board is currently in the process of constructing a new elementary school located at 3055 Buroak Drive, London. The new school is located in Phase 3 of the Fox Hollow subdivision and is scheduled to open early in 2025. This school is expected to eliminate the current over-enrolment at St. Catherine of Siena when it opens. For this reason, the Board has no objection to the further processing and final approval of this application.

Regards,

Rebecca McLean
Supervisor of Planning
London District Catholic School Board

Appendix E – Public Engagement

From: Moe Ektefa
Sent: Monday, January 8, 2024 12:52 PM
To: Maton, Catherine <cmaton@london.ca>
Subject: [EXTERNAL] 613 supervisor drive

To whom it may concern,

Hope you are doing well. I am home owner of [REDACTED], very close to the proposed site below:

613 Superior Drive

File: Z-9691 Applicant: The Ironstone Building Company Inc.

I found the re-zoning document. I purchased my house researching the zoning of this vacant land (from the city). It is not fair for us (home owners) to change the zoning since it will affect the price of our property negatively. I also don't think the neighborhood infrastructure has enough capacity for this new increased population.

Please let me know what can I do to officially complaint this re-zoning.

Mohammadreza Ektefa

From: R S
Sent: Tuesday, January 23, 2024 1:13 PM
To: Maton, Catherine <cmaton@london.ca>
Cc: Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive

Hi Catherine & Jerry,

Hope you guys are doing well!

I am writing to you about the proposed zoning amendment request for 613 Superior Drive. I totally understand the need for the City of London to provide affordable homes. We came to Canada as immigrants many years ago. We have lived in apartments and townhomes before buying a single home on Canvas Way.

My only concern about this request to build cluster townhouse units is that it is going to be unsafe for those living in the townhomes as well as for people living in the neighbourhood. Canvas way is the only entry point into this neighbourhood and there is already a bottleneck situation at Canvas Way / Sunningdale during rush hours. This is almost like a disaster waiting to happen sine we see a line of vehicles waiting to turn into Sunningdale.

I am hoping you will understand the seriousness of the situation and do everything in your control to provide safe and affordable homes for Londoners.

Best regards,

Ramu Seshan

From:
Sent: Friday, January 26, 2024 12:25 PM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive - zoning amendment

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,
Kristin Ladd

From: Jeffrey Macleod

Sent: Friday, January 26, 2024 12:40 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Jeff Macleod

To: cmaton@london.ca, jpribil@london.ca

Subject Line: 613 Superior Drive

Email message:

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,
Lianne Hoang

From: shaoqian liu

Sent: Friday, January 26, 2024 1:12 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

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- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you

Shaoqian Liu

From: Liu Qianni

Sent: Friday, January 26, 2024 1:13 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you.

Qianni Liu

From: Anita Dayal

Sent: Friday, January 26, 2024 1:14 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

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- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Anita Harbour

From: Sue McKechnie

Sent: Friday, January 26, 2024 2:27 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

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- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- **The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.**

I am unable to attend to attend the public participation meeting on March 19, 2024.

Thank you, Sue McKechnie

From:

Sent: Friday, January 26, 2024 3:10 PM

To: Maton, Catherine <cmaton@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you ! .

Tingting Liu

From: Allison Martin

Sent: Friday, January 26, 2024 3:21 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Allison Martin

From: c 锋利

Sent: Friday, January 26, 2024 3:29 PM

To: Maton, Catherine <cmaton@london.ca>

Cc: Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

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- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

JianFeng Chen

From: Aijing Wang

Sent: Friday, January 26, 2024 3:55 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Aijing Wang

From: 流歌

Sent: Friday, January 26, 2024 4:16 PM

To: Maton, Catherine <cmaton@london.ca>

Cc: Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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I intend to attend the public participation meeting on March 19, 2024.

Thank you,
Xuemei Zheng

From: wang f

Sent: Friday, January 26, 2024 4:26 PM

To: Maton, Catherine <cmaton@london.ca>

Cc: Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] RE: Z-9691 Zoning By-law Amendment

To Catherine Maton and Jerry Pribil,

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I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Fang Wang & Jun Xu

From: Laurie

Sent: Friday, January 26, 2024 4:47 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.
- there are already water flooding issues in this subdivision (south of Eclipse Walk). Often the pathway is flooded and can't be used. In addition the majority of the trees have died in this protected area due to sitting water. The townhomes will only exacerbate the situation.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,
Laurie Corneil

From: Jenna Macleod
Sent: Friday, January 26, 2024 5:22 PM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Jenna Macleod

From: [REDACTED]
Sent: Friday, January 26, 2024 6:20 PM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Kevin Ladd

From: Ray Mansor

Sent: Friday, January 26, 2024 6:47 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] Fwd: IMPORTANT by Jan 29: Email to the City of London (613 Superior)

hi there,

i am forwarding this email to the two representatives that i was told to forward it to per the email below. i am opposed to the building of townhouses in my neighbourhood.

Thank you

ray

ATTACHMENT

To: cmaton@london.ca, jpribil@london.ca

Subject Line: 613 Superior Drive

Email message:

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

[ADD NAME]

From: julia wang

Sent: Friday, January 26, 2024 6:56 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] Z-9691

Dear sir

Please see attached!

Thank you!

ATTACHMENT

To: cmaton@london.ca, jpribil@london.ca

Subject Line: 613 Superior Drive

Email message:

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Jiangsheng WANG
Xuelian wang

From: Amy Harris
Sent: Friday, January 26, 2024 7:01 PM
To: Pribil, Jerry <jpribil@london.ca>; Maton, Catherine <cmaton@london.ca>
Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

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- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Amy Harris

From: zhuhong shao
Sent: Friday, January 26, 2024 8:21 PM
To: Uplands North Zoning <uplandsnorthzoning@gmail.com>; Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

Dear Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

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- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you and looking forward to hearing from you.

Best,

Zhuhong Shao

From: Natalie Mauro

Sent: Friday, January 26, 2024 9:42 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

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- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Natalie Mauro

From: Susie Beasley Kim

Sent: Friday, January 26, 2024 10:39 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Cc: Susie Beasley Kim

Subject: [EXTERNAL] re: 613 Superior Drive

Hello,

re: Z-9691 Zoning By-Law Amendment / Applicant: The Ironstone Building Company Inc.

To Ms Maton and Mr Pribil,

This email is to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive). We received notice by mail in our neighbourhood. My family home backs onto 613.

There are a lot of reasons I oppose this change, which are listed below. But also it frustrates me because when we chose to build here just over 10 years ago, we specifically looked at the zoning before deciding to buy here with the empty lot in our back. Single family homes or a school were tolerable, but if we knew it would be townhouses, we would not have moved here. It changes the whole dynamic of the area. I'm a realtor, and town homes will certainly decrease our property values vs having single family homes behind. More broadly, below are reasons we feel this would be a terrible decision for our neighbourhood.

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools. Already a huge problem with overcrowding. My children attend St Catherine of Siena.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.
- There has been damage to the protected wetlands at the front of the subdivision already. Half of the marsh is dead, with unknown damage to the area wildlife.
- There is a tiny amount of dedicated green space near the back of the subdivision for gathering and children, which is already not sufficient for the current families.

I intend to attend the public participation meeting on March 19, 2024.

Thank you for your review of the information and documenting my concerns by this email.

Susie

From:

Sent: Friday, January 26, 2024 10:55 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc

To Catherine Maton and Jerry Pribil,

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- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

Thank you,

Jian kuang

From: Lu Eliauk

Sent: Saturday, January 27, 2024 11:48 AM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

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- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Lu

From: Heather Pierce

Sent: Saturday, January 27, 2024 5:48 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I have attached our letter in opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

Thank you,
Heather & Ed Pierce

ATTACHMENT

January 27, 2024

Development Services, City of London
300 Dufferin Avenue, 6th Floor
PO Box 5035

London, ON N6A 4L9
Attention: Catherine Maton (cmaton@london.ca)

RE: Letter of Opposition to Zoning By-Law Amendment Submitted by Ironstone Building Corporation Inc. (Z-9691 for Superior Drive)

We are a family that relocated to the City of London in 2020. We purchased our home at [REDACTED] because the subdivision is a quiet, family orientated neighbourhood. We also chose the home because the property behind it was allocated to be for a school development. We now have concerns about our life in our home on Eclipse Walk because of the proposed development in the property behind us. We have concerns with safety and privacy.

We hope that the City is aware of the safety issues entering into the whole subdivision. The only public entrance into the whole subdivision from Sunningdale Road is onto Canvas Way which is located at the bottom of a hill from both directions. With the traffic volume on Sunningdale Road, it takes a substantial time for a safe break in traffic to turn either way onto Sunningdale Road. Turning right is a hurried and dangerous practice since westbound vehicles come down the hill and are suddenly at the intersection. Many cars following behind the vehicles turning right onto Canvas Way jog around the slowing vehicle, impatient to wait for them to turn. This jog is into the oncoming lane of traffic since there is not even a right-turning lane into the subdivision. Turning left is even more time consuming and hazardous, traffic is coming down hills from both directions. Traffic backs up into the subdivision since the traffic volume on Sunningdale is so high and it takes many minutes to wait for a safe time to make the left turn. There needs to be traffic lights at such a high traffic volume intersection, however we have been told that this will not happen due to the hills and sightlines. I do not understand why traffic lights are not able to be approved since a LTC stop was approved to the immediate west of the Sunningdale Road/Canvas Way intersection. This is also a safety hazard with the speeding westbound traffic descending the hill and suddenly having to stop behind a LTC bus and potentially other following traffic. If traffic lights are truly not possible, I would hope that the City will acknowledge the immense safety issue and mandate a second entrance before any further development is approved, adding to the already high traffic volume. It is an added safety issue when the intersection is closed for (accident, construction, etc.) which would block the only entrance for a possible emergency vehicle to enter when responding to a call from a resident of the subdivision. Another safety aspect is that the speed limit is not managed along Sunningdale Road, with traffic regularly flowing over 70kms per hour. This proposed development will add a significant additional traffic volume to this intersection and the main access street, Canvas Way. This will increase the hazard of the residents entering and exiting the subdivision. During construction, all construction traffic should be detoured off this main route and heavily accessed intersection. We hope that you would mandate that there is an alternate route for construction traffic. I anticipate that the City of London would support an alternate construction route since as you know, the construction traffic will add wear and tear to your roads, add to the safety risk for the entry intersection. I would anticipate that the City of London will mandate a construction entrance off Adelaide Street since the City of London would not want any further

increase in traffic on Sunningdale Road due to its continuous deteriorating condition and safety risk for the Sunningdale Road/Canvas Way intersection. Sunningdale Road cannot handle the increased traffic volume. Since Sunningdale Road is not at an urban standard, there are no sidewalks or streetlights...another safety issue. The increase in population in the proposed development will add to the current high volume of walkers, runners, bikers, bus riders, etc. who need access to the City of London. Without sidewalks or even a basic crosswalk for this dangerous intersection and roadway, we are stuck or risking our safety. I hope that the City of London will take a serious look at this dangerous intersection before this proposed development moves any further. Please consider the safety of the current residents first before moving forward with a new development that will increase the hazards.

Many of the residents of this subdivision that own homes backing onto the property along both Eclipse Walk and Canvas Way, purchased their homes understanding that it was to be used for a school. With this understanding it is a shock & disappointment to learn that this development is proposing multilevel townhomes. The townhomes are to be crammed tightly onto the property and are allowed to have the edge of their rear deck within 3m from our property. This is a huge difference in set-back measurements from a potential school or single-family dwellings. This is a huge difference for these families' expected privacy. We would encourage the City of London to appreciate our desire to be in our homes and backyards enjoying time with our families and mandate that the developer rework the site plan to include an increased set-back, additional trees/plantings, and a higher fence. It would also be appreciated if the City of London would request for the developer to change the townhome style to be a single-story model so it truly could be a development that we could transition to in retirement as suggested in the Ironstone documents. Elderly persons prefer single-story dwellings, and this would also assist with providing the current homeowners with their privacy concerns. I would like to consider staying within this neighbourhood when downsizing, and this would provide me that option. There are lovely single-story townhomes being built along the south side of Sunningdale Road to the west of Wonderland Road by Auburn Developments and they continue to open more sections, so they are obviously a viable option for other developers. A single-story community would be more beneficial for this subdivision since there are already many two-story townhomes, but no single-story townhomes for elderly residents.

We understand that there will be a development approved for the property behind our home, but we hope that the City of London does not allow a development to proceed until these safety items are addressed to ensure the safety of the current and future residents of the subdivision. We also hope that the City of London supports the current residents of the subdivision and reduces the current proposed plan to lessen the density of the townhouse development and change the style to single storey units.

Best Regards,

Edward & Heather Pierce

From: Jessica Albert

Sent: Sunday, January 28, 2024 8:14 AM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

While I do understand the reasoning for wanting to amend it, I stand opposed due to concern about the increase in traffic that will come with so many added units. Canvas way is already extremely busy and unsafe. I had to move my child's bus stop as I couldn't safely cross the road as an adult, let alone a child. Additionally, Canvas and Sunningdale is the only entry/exit to our neighbourhood and it is already backed up without the additional vehicles.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,
Jessica Albert

From: Michael McGarry
Sent: Sunday, January 28, 2024 10:37 AM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Michael McGarry

From: Michael McGarry
Sent: Sunday, January 28, 2024 10:43 AM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Kathryn McGarry

From: 无限

Sent: Sunday, January 28, 2024 11:51 AM

To: Maton, Catherine <cmaton@london.ca>

Cc: Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL]

Hi

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Lucy

From: Denise Mi

Sent: Sunday, January 28, 2024 12:01 PM

To: Maton, Catherine <cmaton@london.ca>

Subject: [EXTERNAL] City of London (613 Superior)

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Denise Mirzai

From: Thanh hai Tran

Sent: Sunday, January 28, 2024 12:07 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive - Zoning Amendment

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

Dear Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people), not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you for your consideration,

Best regards,

Thanh Hai Tran

From: Denise

Sent: Sunday, January 28, 2024 12:09 PM

To: Pribil, Jerry <jpribil@london.ca>; Maton, Catherine <cmaton@london.ca>
Subject: [EXTERNAL] Fwd: IMPORTANT by Jan 29: Email to the City of London (613 Superior)

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Taghi Mirzai

From: Kristin Stillert
Sent: Sunday, January 28, 2024 12:48 PM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

Prior to adding additional density to the neighborhood, the City should be addressing the outstanding issues in Sunningdale road, addressing the single entry/exit from the

neighborhood and working with the school boards to adequately and appropriately plan for future student capacity.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Kristin Stillert

From: Kent Layton

Sent: Sunday, January 28, 2024 3:40 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>; Planning and Development <PlanDev@london.ca>

Cc: Adriana Layton

Subject: [EXTERNAL] 613 Superior Drive, Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

Attention: Catherine Maton and Jerry Pribil

We are writing this letter to express our opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

We oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- This will decrease my current and future property value
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

We intend to attend the public participation meeting on March 19, 2024.

Thank you,

Kent and Adriana Layton

From: David Martin

Sent: Sunday, January 28, 2024 5:16 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] Re: 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil:

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.

- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,
David Martin

To: cmaton@london.ca, jpribil@london.ca

Subject Line: 613 Superior Drive

Email message:

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Michael Couto

From: Amy

Sent: Sunday, January 28, 2024 7:43 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Yun Ye

From: S Sophie

Sent: Sunday, January 28, 2024 7:47 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Sophie Sheng

From: Kevin Sheng

Sent: Sunday, January 28, 2024 7:59 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Kevin Sheng

From: lingling Qiu

Sent: Sunday, January 28, 2024 8:10 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am a house owner at Uplands North area. I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

It is not in keeping with the surrounding area.

The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).

It changes the traffic patterns which significantly decreases safety.

It will cause too much density for the municipal roads.

It will cause too much density for municipal services.

It will cause too much density for municipal schools.

The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Best Regards

Lingling Qiu

From: Phuong Vu Minh

Sent: Sunday, January 28, 2024 8:37 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive - Zoning Amendment

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

Dear Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people), not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you for your consideration,

Best regards,

Minh Phuong Vu

From: Stephen Mackie

Sent: Sunday, January 28, 2024 9:08 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently

submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood. Dangerous intersection to try and cross as a pedestrian. Vehicles trying to turn left onto Sunningdale often have long waits due to volume and speed of traffic on Sunningdale. Increasing the number of vehicles trying to make that turn will only exacerbate an already difficult situation.

I intend to attend the public participation meeting on March 19, 2024.

Thank you

From: Amanda Couto

Sent: Sunday, January 28, 2024 10:26 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] Fwd: 613 Superior- Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

Subject: 613 Superior- Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

1. It is not sustaining with the surrounding area
2. The area, services, and roads were not designed for townhomes. This area was designed for a school, place of worship or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people)
3. It creates more congestion with traffic patterns
4. It significantly decreases the safety of other drivers, bikers, pedestrians and children
5. It will significantly increase the density for the municipal roads that are already congested and dangerous on Sunningdale road
6. It will cause too much density for municipal services
7. It will continue to increase student populations for all municipal schools, that have already surpassed their max capacities
8. The streets are already unsafe along Canvas Way which is the only entrance and exit for our neighbourhood
9. The intersection of Canvas and Sunningdale is extremely dangerous for pedestrians and motorists and city transit

I intend to appear at the public participation meeting on March 19, 2024.

Thank you,
Amanda Couto

From:

Sent: Sunday, January 28, 2024 10:29 PM

To: Pribil, Jerry <jpribil@london.ca>; Maton, Catherine <cmaton@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

To Catherine Maton and Jerry Pribil for opposing Z-9691 Zoning Amendment / Applicant: The Ironstone Building Company Inc.

Hi Catherine and Jerry,

I am writing this letter to you to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

There are following reasons for opposing this amendment.

- Against the design, city plan and the long term considerations for this new area. Again this is a new area and there are a lot of new townhouses and high density small homes already built in this neighbourhood and surrounding areas. This area cannot support a new group of townhomes.
- This specific land, 613 Superior Drive, was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people). If to build the townhomes dwellings, the number of homes will be tripled, the number of vehicles will be tripled and the number of people will be tripled, 142 townhomes

(approx. 250 vehicles, 355 people). This change if made would be big and would cause many problems, issues and troubles for this area.

- It would impact the area's traffic. There is an oil pipeline separating this big neighborhood from accessing to the northern neighbourhood. The traffic would be very busy and would be a problem. For an example, there is only one intersection of Canvas Way&Sunningdale RD to use for entrance and exit(go out and come into this large area). It is a valley like intersection and there is no good view and can't see far and further more cars from two directions along Sunningdale Road downhill to the bottom of the valley with much more quicker speeding. There is a bus stop at the intersection. If increasing 160 more car and 240 more people in this area, there would be a big problem for the traffic and for the people's life safety.
- This is Canada, there are many new places in London to build townhouses. There is no good reason to make this area as more high population density.
- Municipal services would be increased a lot. Storm water management pond can't support. It could cause troubles for schools, buses,...
- Against the expectations for the people purchased a new home in the new area. This specific land is expected for single dwellings as designed for a new area, not for townhomes dwellings.

I intend to attend the public participation meeting on March 19, 2024.

Thanks,

Jun

From: Mark Couto

Sent: Sunday, January 28, 2024 10:59 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Cc:

Subject: [EXTERNAL] Z-9691 Zoning By-law Amendment - 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To: Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Mark Couto

From: Li, Frank

Sent: Sunday, January 28, 2024 11:30 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] Opposition

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

Thank you.

Frank

From: Shirley Yarema

Sent: Monday, January 29, 2024 8:20 AM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

To Catherine Maton and Jerry Pribil,

As a resident whose home backs on to the proposed development, I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

Prior to adding additional density to the neighborhood, the City should be addressing the outstanding issues in Sunningdale road, addressing the single entry/exit from the neighborhood and working with the school boards to adequately and appropriately plan for future student capacity.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Shirley Yarema

From: David S

Sent: Monday, January 29, 2024 8:23 AM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior Drive

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns which significantly decreases safety.
- It will cause too much density for the municipal roads.
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- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

Prior to adding additional density to the neighborhood, the City should be addressing the outstanding issues in Sunningdale road, addressing the single entry/exit from the neighborhood and working with the school boards to adequately and appropriately plan for future student capacity.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

David Stillert

To: cmaton@london.ca, jpribil@london.ca

Subject Line: 613 Superior Drive

Email message:

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive). I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,

Sherri Salvador-Couto

From: Jennifer Boyd

Sent: Monday, January 29, 2024 10:21 AM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] Z-9691 Zoning By-law Amendment / Applicant - Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil

I reside on Canvas Way in London and am opposed to the planning application filed by The Ironstone Building Company Inc to amend the current zoning of 613 Superior Drive (Z-9691).

I am writing to express my opposition. I have examined the Planning Justification Report as well as the residential zoning by-laws and found concerns, which include:

1. Strain on the existing Infrastructure

The original subdivision plan was designed to accommodate single family homes or school/place of worship/childcare center. Therefore, the infrastructure of the neighbourhood was built to support a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 units (approx. 250 vehicles, 355 people). I am concerned about congestion, an increase in traffic and lack of greenspace/parks in a residential area where many young children reside.

2. Safety

This development will lead to a massive influx in residents and will significantly change traffic patterns which will reduce safety. For my children to get to the park (the only park in the subdivision), they will need to cross over Canvas Way which will now be a main thoroughfare. I am seriously concerned about their well being and safety since I have 2 young children.

3. Schools

The additional units will increase the strain on local schools, which are already over capacity.

4. Roads

Sunningdale Road and Canvas Way is the only entrance to the subdivision. This intersection is in a valley and makes it unsafe for cars and pedestrians entering and exiting the neighbourhood. The current bus stop at the entrance is on the shoulder of the road which leaves very little space between those waiting for a

bus and traffic on Sunningdale. With an influx of residents utilizing this exit/entrance, it will negatively impact the safety of this area.

5. Municipal Services

The addition of residents and residential units far exceed the original plans, which will create a strain on municipal services.

6. Not in Keeping with the Neighbourhood

The proposed development is not in keeping with the rest of the neighbourhood. The plans show very little green space and little distance between the existing homes and therefore is not in keeping with the current subdivision.

7. The proposal Contradicts the City of London Zoning By-laws

According to Section 9.1 of the Zoning Bylaws "Density provisions range from 25 units per hectare (10 units per acre), designed to accommodate townhousing development adjacent to lower density areas". The proposed development is for a R5-5 zone variation which allows for a much higher density. Since the proposed development is bordered by single detached homes (low density) on the east, north and south (west is currently undeveloped) it seems that the provisions stated under section 9.1 (10 units per acre) would be what should be followed. It is also proposed to be added to the middle of an existing subdivision, not by a main roadway which is consistent with many other subdivisions.

Thank you,

Jennifer Patterson

From: Sean Patterson

Sent: Monday, January 29, 2024 12:33 PM

To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>

Subject: [EXTERNAL] 613 Superior - Zoning Amendment Z-9691

To Catherine Maton and Jerry Pribil,
I am a resident of Canvas Way.

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.
- The proposed size (142 units) exceeds the density as outlined in Section 9.1 of the City of London zoning bylaws "25 unit per hectare (10 units per acre), designated to accommodate townhousing development adjacent to lower density areas". The 142 proposed plan would place a high density residential unit in the interior of a subdivision which is surrounded by low density - single detached homes.

Thank you,

Sean Patterson

From: Heather Gelowitz
Sent: Monday, January 29, 2024 3:07 PM
To: Maton, Catherine <cmaton@london.ca>
Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,
I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Thank you,
Heather Gelowitz

From:
Sent: Monday, January 29, 2024 3:07 PM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive Planing Zone

Email message From: [REDACTED]

Re: Z-9691 Zoning Bylaw Amendment/Applicant: The Ironstone Building Company Inc.

To Katherine Merton and Jerry Pribill,

I am writing to express my opposition to the zoning bylaw amendment recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

We strongly oppose the construction plans to build this project! We consider that the roads in the Upland community are insufficient to support the traffic and road travel of Maximum capacity estimated 200-500 people and increase the traffic flow on the road. Therefore, our neighbors mentioned above and I oppose the construction plan. At the same time, the new residential land will also cause problems such as tight housing for us.

Name: Ling Ma & George

From: Whitney Leon
Sent: Monday, January 29, 2024 5:34 PM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,
I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting virtually on March 19, 2024.

Thank you,
Whitney Leon

From: Naaz Naazil
Sent: Monday, January 29, 2024 11:34 PM
To: Maton, Catherine <cmaton@london.ca>; Pribil, Jerry <jpribil@london.ca>
Subject: [EXTERNAL] 613 Superior Drive

RE: Z-9691 Zoning By-law Amendment / Applicant: The Ironstone Building Company Inc.

To Catherine Maton and Jerry Pribil,

I am writing this letter to express my opposition to the zoning by-law amendment that was recently submitted by The Ironstone Building Company Inc. (Z-9691 for 613 Superior Drive).

I oppose this amendment for the following reasons:

- It is not in keeping with the surrounding area.
- The area, services, and roads were not designed for townhomes. It was designed for a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 townhomes (approx. 250 vehicles, 355 people).
- It changes the traffic patterns and significantly decreases safety.
- It will cause too much density for the municipal roads.
- It will cause too much density for municipal services.
- It will cause too much density for municipal schools.
- The streets are already unsafe along Canvas Way, especially at the intersection of Canvas and Sunningdale, which is the only entrance and exit for our neighbourhood.

I intend to attend the public participation meeting on March 19, 2024.

Rukshar shams

From: Kristin Ladd
Sent: Wednesday, March 6, 2024 9:42 AM
To: Maton, Catherine <cmaton@london.ca>
Subject: [EXTERNAL] 613 Superior

Hi Catherine,

We haven't spoken since our meeting on January 20 and I'm curious if there have been any updates with regards to the zoning request for 613 Superior. We've been speaking to various groups independently, (Terence Kernaghan's office, the Ministry of Natural Resources and Forestry, both school boards, and even the developer), and are coming up with a ton of reasons why this shouldn't happen.

Can you please follow up on the items below:

1. Wetlands - the Powell wetlands underwent an environmental study by either the City or the Thames Valley Conservation Authority a few years back. I can't find any record of it. The Ministry indicated that the province classifies the areas but the Conservation Authority is responsible for its protection and whatnot. We were told that the report showed that the man made pond / walkway needed to be fixed, but that they couldn't take excavators into the area without harming the wildlife. We met with Paul from Ironstone and he confirmed that adding this many new dwellings will significantly decrease the natural grounds ability to absorb water and that water will now entirely flow into the same pond that is already overflowing year after year. I have asked my neighbours to pull up their camera evidence of the mass destruction of the trees before the March 19 meeting.

2. Roads - we still haven't seen any traffic studies. We have had additional recent accidents that have blocked the entire exit for long periods of time since we last spoke on Jan 20. I sent photos recently to Jerry.

3. Here's the article that tells you the LDCSB was planning to use this land: <https://lfpres.com/news/local-news/catholic-school-board-starts-expropriation-for-school-land>

It doesn't make sense to us why the city would have no record. We are trying to submit a Freedom of Information (FOI) request to demand the results of the environmental test on this land. We were told in passing that the school board gave it up because it was contaminated. Our community members who sit on the LDCSB school zoning committees (I think it's called AROC) will attest to this as well.

Kristin

From: Jennifer Boyd
Sent: Wednesday, March 6, 2024 3:24 PM
To: Lehman, Steve <slehman@london.ca>
Subject: [EXTERNAL] Opposition to the application for amend the current zoning - Superior Drive Z-9691

Good Afternoon Councillor Lehman,

We reside on Canvas Way in London and are opposed to the planning application filed by The Ironstone Building Company Inc to amend the current zoning of 613 Superior Drive (Z-9691).

We are writing to express our opposition. We have examined the Planning Justification Report as well as the residential zoning by-laws and found concerns, which include:

The proposal Contradicts the City of London Zoning By-laws

According to Section 9.1 of the Zoning Bylaws "Density provisions range from 25 units per hectare (10 units per acre), designed to accommodate townhousing development

adjacent to lower density areas". The proposed development is for a R5-5 zone variation which allows for a much higher density. Since the proposed development is bordered by single detached homes (low density) on the east, north and south (west is currently undeveloped) it seems that the provisions stated under section 9.1 (10 units per acre) would be what should be followed. It is also proposed to be added to the middle of an existing subdivision, not by a main roadway which is consistent with many other subdivisions.

The designation of Superior Drive as a Neighbourhood Connector in the London Plan

The London Plan outlines the type of developments that can be built based on the classification of city streets. Superior Drive has been classified as a neighbourhood connector and therefore, townhome developments are permitted to be built. However – **Superior Drive is NOT a neighbourhood connector.** The plans for the development of the land east of us (Applewood) has been stalled and there are no plans for a roadway to be constructed in this area. We have been told it will be several years (10-15 years) before this might happen. There is also protentional development to the west of the sub-division, but that is also several years away. Therefore, permitting development based on this road being a neighbourhood connector should not be approved because the road is not a connector until the infrastructure is complete.

Strain on the existing Infrastructure

The original subdivision plan was designed to accommodate single family homes or school/place of worship/childcare center. Therefore, the infrastructure of the neighbourhood was built to support a neighbourhood facility or 48 single dwellings (approx. 80 vehicles, 120 people) not 142 units (approx. 250 vehicles, 355 people). I am concerned about congestion, an increase in traffic and lack of greenspace/parks in a residential area where many young children reside.

Roads

Sunningdale Road and Canvas Way is the only entrance to the subdivision. There have been instances where traffic accidents on Sunningdale and Canvas Way have blocked the entrance/exit to our subdivision. This provides a safety risk as emergency vehicles would be blocked if needed. There was an accident on Canvas Way at the exit on February 25th, 2024. On this Sunday afternoon there was a line up of cars that were blocked from exiting the subdivision until the accident was cleared up.

This intersection is in a valley and makes it unsafe for cars and pedestrians entering and exiting the neighbourhood. The current bus stop at the entrance is on the shoulder of the road which leaves very little space between those waiting for a bus and traffic on Sunningdale. With an influx of residents utilizing this exit/entrance, it will negatively impact the safety of this area. I believe the city should conduct a traffic study to see the current situation in the neighbourhood and speculate the impact a development with approximately 250 vehicles will impact the neighbourhood.

Safety

This development will lead to a massive influx in residents and will significantly change traffic patterns which will reduce safety. For my children to get to the park (the only park in the subdivision), they will need to cross over Canvas Way which will now be a main thoroughfare. We are seriously concerned about their well being and safety since I have 2 young children and we live on Canvas Way.

Schools

The additional units will increase the strain on local schools, which are already over capacity.

Municipal Services

The addition of residents and residential units far exceed the original plans, which will create a strain on municipal services.

Wetlands

We have an environmentally significant wetlands that is located at the entrance to our subdivision, that houses many species of rare birds. According to the London Plan these wetlands have been deemed 'provincially significant wetlands'. At this time there have been issues with drainage which has flooded the walking trails and killed a lot of the trees in the wetlands area. Increasing the density of homes will only exacerbate this situation. The London plan also states "The plan sets out ways to conserve cultural heritage and protect environmental areas, hazard lands, and natural resources". We believe greatly increasing the housing density in the neighbourhood will have a negative impact on our environmental areas, thereby contracting the goals of the plan.

Commitment to build more homes

We understand that the city has made a commitment to provide 47,000 new homes by 2031. We are not opposed to supporting varied housing developments. However, we are worried that greatly increasing the housing density in our neighbourhood that can not accommodate the massive influx in people, will have an adverse impact on the infrastructure, the environment and the existing residents as well as the city. I feel this is a situation where the "cart is being put before the horse". If the city allows Ironstone to build 142 units which exceeds the current allowable units by 94, the infrastructure in the neighbourhood will become over-burdened and this will be a problem for the city of London. The roadways should be developed (as per the London Plan) prior to allowing for development which far exceeds the density as set by our city's bylaws.

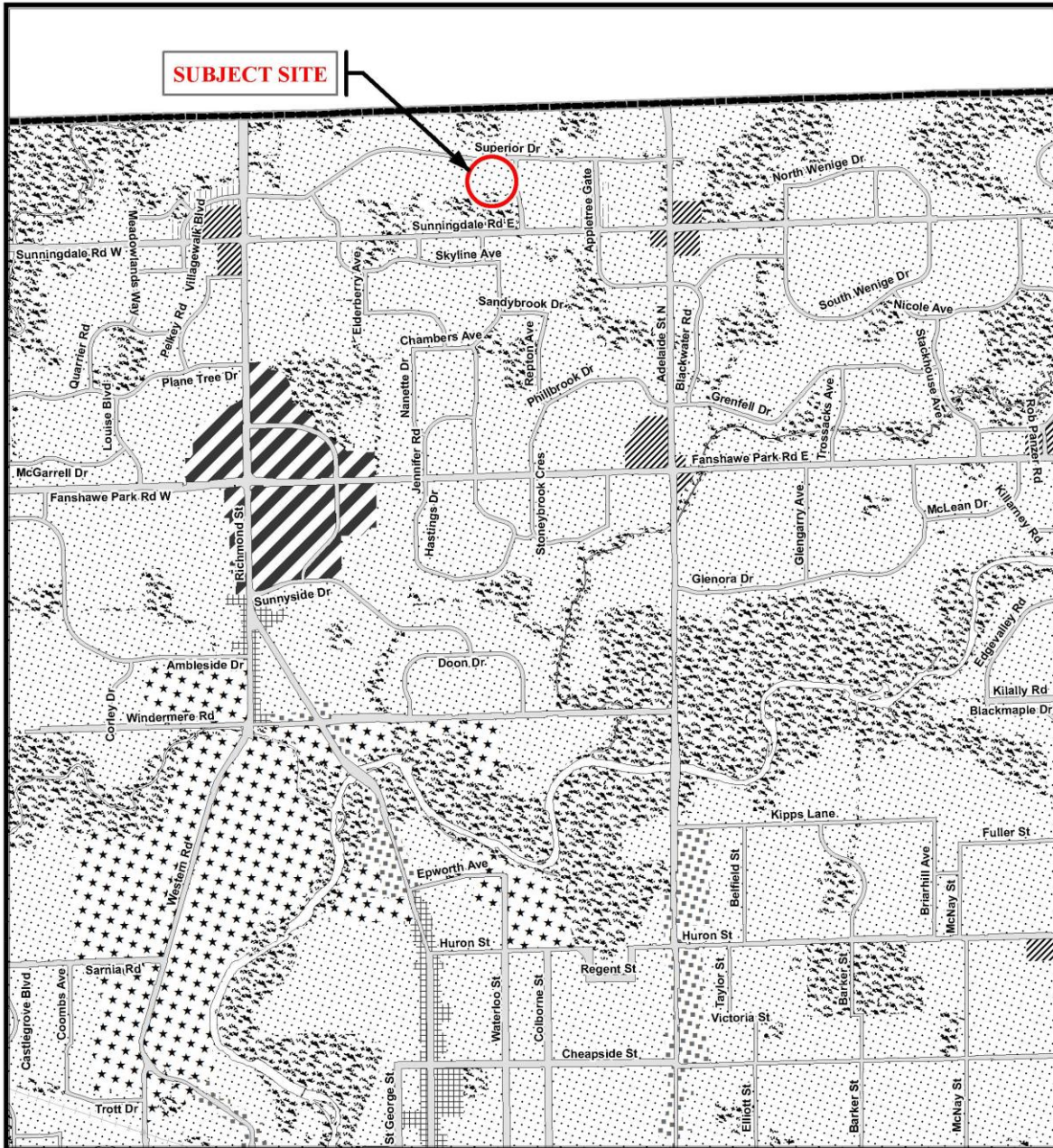
In the justification report prepared by Ironstone, they are using the need for extra housing to push the limits on the density and units that can be crammed in that parcel of land with no concern for the current or future residents of this neighbourhood. This is a matter of business and making money, which will end up costing the city when the density far exceeds the capacity.

We appreciate your time and hope to have your support in the upcoming meeting.

Thank you,

Jennifer and Sean Patterson

Appendix F – Relevant Background



Legend

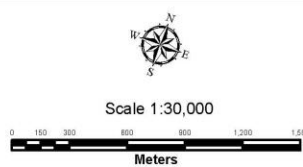
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

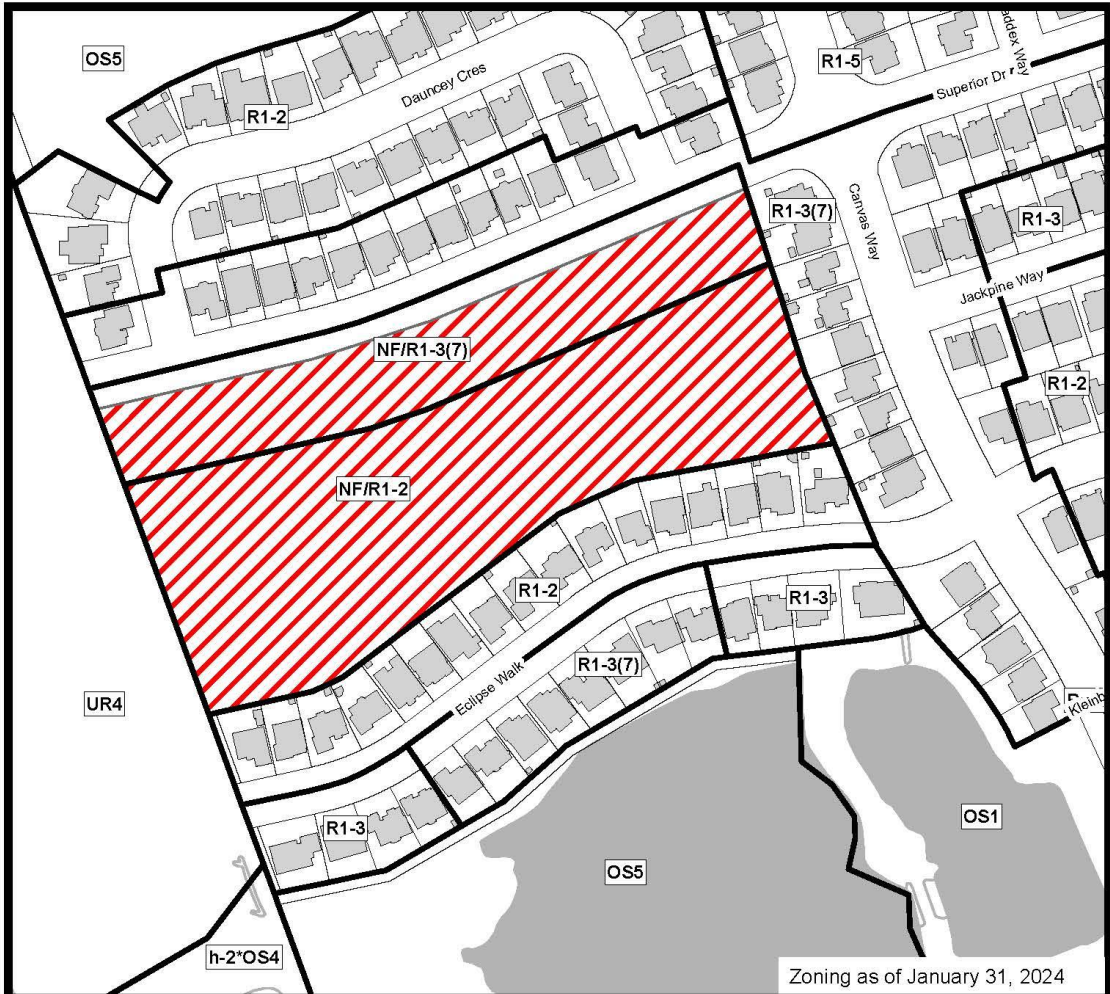
CITY OF LONDON Official Plan

LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9691
Planner: CM
Technician: JI
Date: 2024/02/13



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: NF/R1-3(7) & NF/R1-2

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9691

CM

MAP PREPARED:

2024/02/13

Jl

1:2,500

0 12.525 50 75 100

Meters