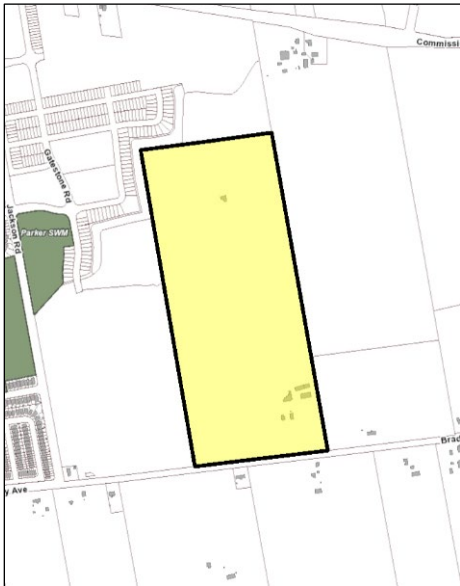


## Zoning By-law Amendment

### 1944 Bradley Avenue



**File: Z-9724**

**Applicant: Martin Quarcoopome c/o Weston Consulting**

#### What is Proposed?

Request for Zoning By-law Amendment to allow:

- A residential subdivision consisting of single detached dwellings, cluster townhouses, street townhouses, parkland, and open space.

## YOU ARE INVITED!

Further to the Notice of Application you received on April 5, 2024, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Tuesday, June 11, 2024, no earlier than 1:00 p.m.

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Larry Mottram  
lmottram@london.ca  
519-661-CITY (2489) ext. 4866  
Planning and Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: Z-9724

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

To speak to your Ward Councillor:

Councillor Steven Hillier (Ward 14)  
shillier@london.ca  
519-661-CITY (2489) ext. 4014

If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve UR4 Zone and Environmental Review ER Zone to a Residential R1(R1-3) Zone, Residential R4 Special Provision (R4-6( )) Zone, Residential R6 Special Provision (R6-5( )) Zone, Open Space OS1 Zone, Open Space and OS5 Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Urban Reserve UR4

**Permitted Uses:** Existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, farm gate sales, kennels, private outdoor recreation clubs and riding stables.

**Zone:** Environmental Review ER

**Permitted Uses:** Conservation lands, conservation works, passive recreation uses, managed woodlot and agricultural uses.

### Requested Zoning

**Zone:** R1-3

**Permitted Uses:** Single detached dwellings on lots having a minimum lot frontage of 10 metres and minimum lot area of 300 square metres.

**Zone:** R4-6( )

**Permitted Uses:** Street townhouses with a minimum lot area of 145 square metres per unit, together with a special provision for a minimum lot frontage of 6.7 metres per unit.

**Zone:** R6-5( )

**Permitted Uses:** Various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum height of 12 metres, together with a special provision for a maximum density of 50 units per hectare.

**Zone:** OS1

**Permitted Uses:** Conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests.

**Zone:** OS5

**Permitted Uses:** Conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlands.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are within the "Neighbourhoods" and "Green Space" Place Types in The London Plan. The Neighbourhoods Place Type permits a range of housing types including single detached, semi-detached, duplex, triplex, and townhouse dwellings. Permitted uses within the Green Space Place Type are dependent upon the natural heritage features and areas contained on the subject lands, the hazards that are present, and the presence of natural resources which are to be protected. Uses may include district, city-wide and regional parks; private green spaces such as cemeteries and private golf courses; and agriculture, woodlot management and urban gardens.

In addition to the requested zoning amendments described above, the City is considering a housekeeping amendment to The London Plan – Map 3 Street Classifications to add a "Neighbourhood Connector".

This property is the subject of an Application for Approval of Draft Plan of Subdivision – File No. 39T-23505 – Elite Bradley Developments Inc.

# How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

## See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](https://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

# What Are Your Legal Rights?

## Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

## Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

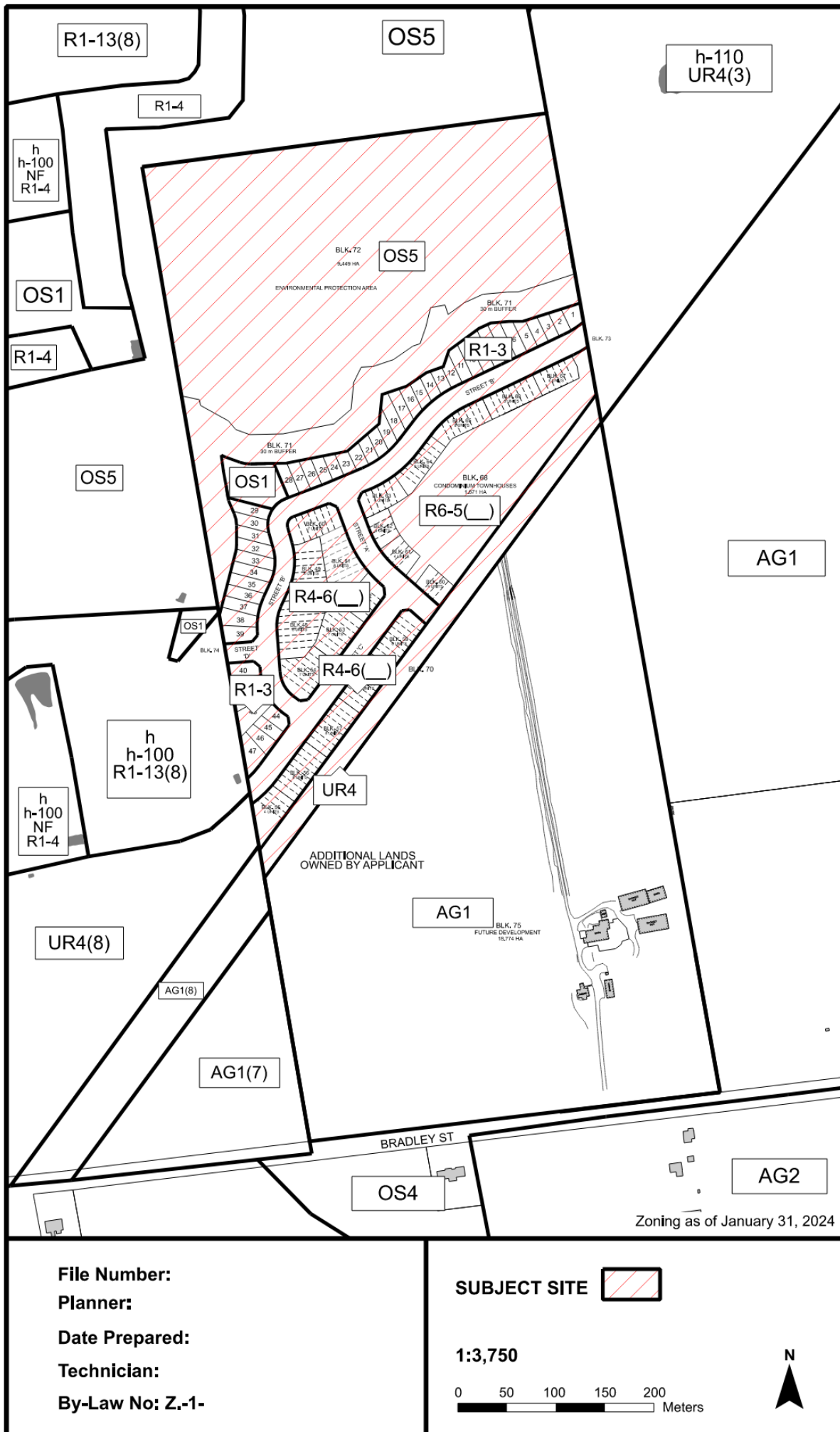
## Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [plandev@london.ca](mailto:plandev@london.ca) by **June 4, 2024** to request any of these services.

## Requested Zoning



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

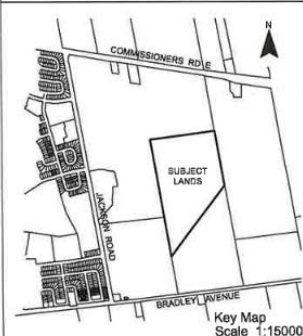


# Requested Draft Plan of Subdivision



Subject to the conditions, if any, set forth in our letter dated \_\_\_\_\_ day of \_\_\_\_\_, 2024, this draft plan is approved under Section 51 of the Planning Act this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Heather McNulty  
Director, Planning and Development  
Approval Authority - City of London  
VACANT LANDS



**DEVELOPMENT STATISTICS:**

Land Use	Lots/Blocks	Units	Area
Single Detached Residential	Lots 1-47	47 units	2,029 ha
Street Townhouses	Blks 48-67	134 units	2,956 ha
Condo Townhouse Block	Blk 68		1,871 ha
GreenSpace Connector	Blk 69		0,240 ha
Hydro Easement	Blk 70		2,824 ha
30 m Buffer	Blk 71		1,909 ha
Environmental Protection Area	Blk 72		0,449 ha
0.3m Reserves	Blk 73-75		0,001 ha
Roads			2,262 ha
<b>TOTAL</b>		<b>181 units</b>	<b>23,341 ha</b>

**ADDITIONAL INFORMATION:**  
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13, as amended to January 23, 2024.  
a), b), e), f), g), & j) - on plan.  
c) - on key plan  
d) - see statistics  
h) - piped municipal water supply  
i) - silty clay and gravel  
k) - piped communal sewage disposal  
l) - easements as in instruments

**OWNER'S CERTIFICATE:**  
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

*[Signature]* Date: *Mar 15/24*

WESTON CONSULTING GROUP INC.  
201 WILMINGTON AVENUE, SUITE 100  
MIDLAND, ONTARIO, L4R 1A9  
PHONE (905) 881-1124 FAX (905) 881-1125  
WWW.WESTONCONSULTING.COM

**SURVEYOR'S CERTIFICATE:**  
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

*[Signature]* Date: *15 MAR 2024*

WESTON CONSULTING GROUP INC.  
201 WILMINGTON AVENUE, SUITE 100  
MIDLAND, ONTARIO, L4R 1A9  
PHONE (905) 881-1124 FAX (905) 881-1125  
WWW.WESTONCONSULTING.COM

**DRAFT PLAN OF SUBDIVISION**  
PART 1, PLAN OF  
SOUTH HALF OF LOT 11  
CONCESSION 1  
C/O CONCESSION  
TOWNSHIP OF WESTMINSTER  
CITY OF LONDON  
COUNTY OF MIDDLESEX

SCALE  
0 25 50 75 100m

**WESTON CONSULTING**

Weston  
201 WILMINGTON AVE, SUITE 100  
MIDLAND, ONTARIO, L4R 1A9  
T: 905.735.8000 F: 905.735.8007  
www.westonconsulting.com

**REVISIONS LIST**

Date	Description
26 JAN 2024	Red-Line Roadblocks
31 FEB 2023	Final Draft

File Number: 16574  
Drawn By: SM  
Plotted: MCJ  
Scale: 1:50,000  
CAD: 1527401.dwg  
Drawing Number: **D3**

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