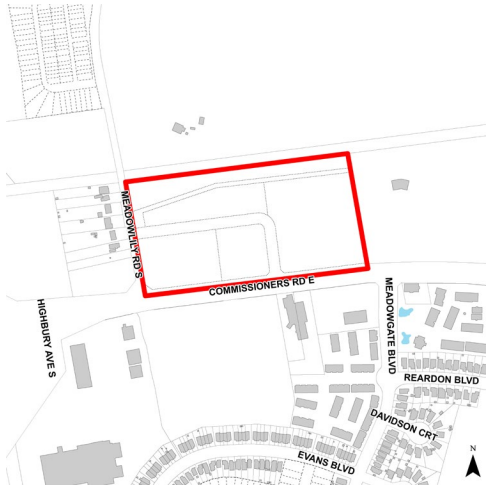




NOTICE OF REVISED PLANNING APPLICATION & PUBLIC MEETING

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

168 Meadowlily Road South



File: 39T-24503/OZ9763

Applicant: Forever Homes Meadowlily Ltd.

What is Proposed?

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

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

Further information regarding this application can be found at london.ca/planapps

LEARN MORE & PROVIDE INPUT

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

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

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

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

For consideration by Council, comments must be provided by **March 20, 2025**

For more information and/or to provide comments:

Archi Patel

apatel@london.ca

519-661-CITY (2489) ext. 5069

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

File: 39T-24503/OZ9763

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

Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

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

Date of Notice: March 3, 2025

Application Details

Requested Draft Plan of Subdivision

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

Requested Amendment to The London Plan

Consideration of possible amendments to The London Plan for a specific policy for the Neighbourhood Place Type is also requested to permit a mid-rise apartment building with a building height maximum of eight (8) storeys, as well as high-rise apartment buildings with a building height maximum of twelve (12) storeys, whereas an upper maximum building height permitted for the subject lands is six (6) storeys. The site-specific amendment will specifically apply to Blocks 3 and 4 on the proposed Draft Plan of Subdivision.

To change the designation of the property from the Neighbourhood Place Type to the Green Space Place Type. The site-specific amendment will specifically apply to Blocks 5 and 13 associated with the Parkland and Pathway as well as the ESA and Buffer Area on the proposed Draft Plan of Subdivision.

Requested Zoning By-law Amendment

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

Requested Zoning (Please refer to attached map)

BLOCK 1

A Residential R5 Special Provision (R5-7(_)) Zone to permit cluster townhouse dwellings and cluster stacked townhouse dwellings, with a minimum lot area of 1,000 m² and a minimum lot frontage of 30.0 m; along with a special provision for a rear yard setback (minimum) of 3.0 metres (to Street 'A'), whereas 5.0 metres is required; and an exterior yard setback (minimum) of 3.5 metres (local) and 4.5 metres (arterial), whereas 6.0 metres (local) and 8.0 metres (arterial) are required. The maximum lot coverage is 45%, with a minimum landscape open space of 30%, a maximum height of 12.0 metres, and a maximum density of 60 uph;

BLOCK 2

A Residential R5 Special Provision (R5-7(_)) Zone to permit cluster townhouse dwellings and cluster stacked townhouse dwellings, with a minimum lot area of 1,000 m² and a minimum lot frontage of 30.0 m; along with a special provision for a front yard setback (minimum) of 3.5 metres (local), whereas 6.0 metres (local) is required; a rear yard setback (minimum) of up to 6.0 metres; an exterior side yard setback (minimum) of 6.0 metres (local) and 8.0 metres (arterial); an interior side yard setback (minimum) of up to 6.0 metres; a maximum lot coverage of 45% and a minimum landscape open space of 30%; a maximum height of 12.0 metres; and a maximum density of 130 units per hectare, whereas 60 units per hectare is permitted;

A Residential R6 Special Provision (R6-5(_)) Zone to permit single-detached, semi-detached, duplex dwellings, triplex dwellings, townhouse dwellings, apartment buildings, and fourplex buildings, with a minimum lot area of 850 m² and a minimum lot frontage of 10.0 m; along with a special provision for a front yard setback (minimum) of 3.5 metres (local), whereas 6.0 metres (local) is required; an exterior yard setback (minimum) of 6.0 metres (local) and 8.0 metres (arterial); a rear yard setback (minimum) of up to 6.0 metres; an interior side yard setback (minimum) of up to 6.0 metres; a maximum lot coverage of 45% and a minimum landscape open space of 30%; a maximum height of 12.0 metres; and a maximum density of 130 units per hectare, whereas 60 units per hectare is permitted.

BLOCK 3

A Residential R4 Special Provision (R4-4(_)) Zone to permit street townhouse dwellings, with a minimum lot area of 180 m² and a lot frontage of 5.5 metres per unit, together with a special provision for a front yard setback (minimum) of 3.0 metres (main building), whereas 4.5 metres (main building) is required; a rear yard setback (minimum) of up to 7.0 metres; an exterior side yard setback (minimum) of 3.0 metres (main building), whereas 4.5 metres is required; an interior side yard setback (minimum) of 1.5 metres, whereas up to 3.0 metres is required; a minimum landscape open space of 30%; a maximum lot coverage of 50%, whereas 35% is required; and garages shall not project beyond the façade of the dwelling or the façade (front face) of any porch and shall not occupy more than 50% of the lot frontage;

A Residential R5 Special Provision (R5-7(_)) Zone to permit cluster townhouse dwellings and cluster stacked townhouse dwellings, with a minimum lot area of 1,000 m² and a minimum lot frontage of 30.0 m; along with a special provision for a front yard setback (minimum) of 3.5 metres (local), whereas 6.0 metres (local) is required; a rear yard setback (minimum) of up to 6.0 metres; an exterior side yard setback (minimum) of 6.0 metres (local) and 8.0 metres (arterial); an interior side yard setback (minimum) of up to 6.0 metres; a maximum lot coverage of 45% and a minimum landscape open space of 30%; a maximum height of 12.0 metres; and a maximum density of 130 units per hectare, whereas 60 units per hectare is permitted;

A Residential R6 Special Provision (R6-5(_)) Zone to permit single-detached, semi-detached, duplex dwellings, triplex dwellings, townhouse dwellings, apartment buildings, and fourplex buildings, with a minimum lot area of 850 m² and a minimum lot frontage of 10.0 m; along with a special provision for a front yard setback (minimum) of 3.5 metres (local), whereas 6.0 metres (local) is required; an exterior yard setback (minimum) of 6.0 metres (local) and 8.0 metres (arterial); a rear yard setback (minimum) of up to 6.0 metres; an interior side yard setback (minimum) of up to 6.0 metres; a maximum lot coverage of 45% and a minimum landscape open space of 30%; a maximum height of 12.0 metres; and a maximum density of 130 units per hectare, whereas 60 units per hectare is permitted.

A Residential R8 Special Provision (R8-4(_)) Zone to permit senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments, with a minimum lot area of 1000 m² and a minimum lot frontage of 30.0 m; together with a special provision for a front yard setback (minimum) of 4.5 metres, whereas 8.0 metres is required; a rear yard setback (minimum) of 4.5 metres; an exterior side yard setback (minimum) of 4.5 metres, whereas 8.0 metres is required; an interior side yard setback of 14.1 metres; a minimum landscape open space of 30%; a maximum lot coverage of 40%; a maximum height of 26.0 metres (8 storeys), whereas 13.0 metres is permitted; and a maximum density of 180 units per hectare, whereas 75 units per hectare is permitted.

A Residential R9 Special Provision (R9-5(_)) Zone to permit apartment buildings, handicapped persons' apartment buildings, senior citizens' apartment buildings, emergency care establishments, and continuum-of-care facilities, with a minimum lot area of 1000 m² and a minimum lot frontage of 30.0 m; together with a special provision for a front yard setback (minimum) of 4.5 metres, whereas 8.0 metres is required; a rear yard setback (minimum) of 4.5 metres; an exterior side yard setback (minimum) of 4.5 metres, whereas 8.0 metres is required; an interior side yard setback of 14.1 metres; a minimum landscape open space of 30%; a maximum lot coverage of 30%, plus up to 10% additional coverage, if the landscaped open space is increased by 1% for every 1% in coverage over 30%; a maximum height of 26.0 metres (8 storeys), whereas 13.0 metres is permitted; and a maximum density of 180 units per hectare, whereas 125 units per hectare is permitted;

BLOCK 4

A Residential R10 Special Provision (R10-4(_)) Zone to permit apartment buildings, lodging house class 2, senior citizens' apartment buildings, handicapped persons' apartment buildings, and continuum-of-care facilities, with a minimum lot area of 1000 m² and a minimum lot frontage of 30.0 m; all together with a special provision for a front yard setback (minimum) of 4.5 metres (arterial), whereas 12.0 metres is required; an exterior side yard setback (minimum) of 4.5 metres, whereas 10.0 metres is required; a rear yard setback (minimum) of 11.0 metres, whereas 16.4 metres is required; an interior side yard setback (minimum) of 12.5 metres, whereas 20.0 metres is required; a maximum lot coverage of 45%; a minimum landscape open space of 20%; a maximum height of 42.0 metres; and a maximum density of 300 units per hectare.

BLOCK 5

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

BLOCK 13

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

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads. An Environmental Impact Study (EIS) report prepared by Natural Resource Solutions Inc., dated January 2025, has been submitted with the application for draft plan of subdivision. The EIS report is available for viewing by contacting the City's Planner listed above.

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

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

This property is also the subject of an application for Draft Plan of Subdivision 39T-24503.

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca.

Right to Appeal to the Ontario Land Tribunal*

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

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

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

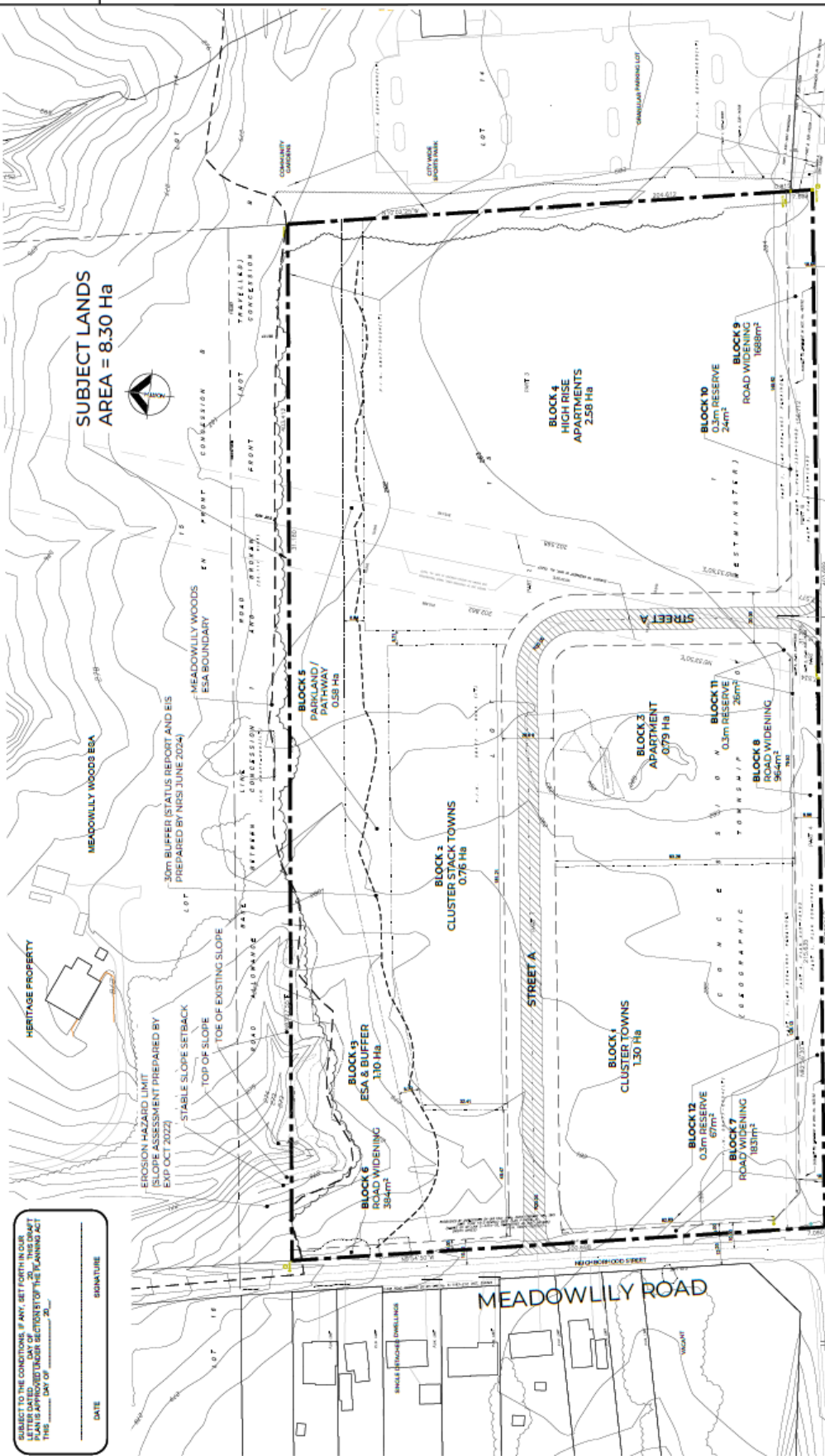
Notice of Collection of Personal Information

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

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by May 12, 2025 to request any of these services.

Requested Draft Plan of Subdivision



**SUBJECT LANDS
AREA = 8.30 Ha**


**BLOCK 4
HIGH RISE
APARTMENTS
258 Ha**

**BLOCK 10
0.3m RESERVE
24m²
ROAD WIDENING
1888m²**

LAND USE SCHEDULE			
LAND USE	AREA (Ha)	%	
BLOCK 1 & 2	2.07	25.0	
BLOCK 3	0.79	10.0	
BLOCK 4	2.58	31.0	
BLOCK 5	0.58	7.0	
BLOCK 6 & 7	1.10	13.0	
BLOCK 8	0.58	7.0	
BLOCK 9	1.88	22.5	
BLOCK 10	2.40	29.0	
BLOCK 11	0.26	3.1	
BLOCK 12	0.19	2.3	
TOTAL SITE AREA	8.30	100.0	

Monteith + Brown
PLANNING CONSULTANTS
150 COLLEGE AVENUE, SUITE 101
DUNDAS, ONTARIO L9H 6T6
TEL: 416-291-2531
WWW.MONTEITH+BROWN.COM

DRAFT PLAN OF SUBDIVISION
CONCESSION 1
(RECOMPING TOWNSHIP OF WESTMINSTER)
CITY OF LONDON
COUNTY OF MIDDLESEX



KEY PLAN
METS

OWNERS CERTIFICATE
The boundary of subject lands shown hereon is based on the information provided by the owner of the subject lands in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 22, s. 62.

SURVEYORS CERTIFICATE
I, the undersigned, being a duly qualified surveyor of lands in the Province of Ontario, do hereby certify that the boundary of the subject lands shown hereon is based on the information provided by the owner of the subject lands in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 22, s. 62.

DATE: _____

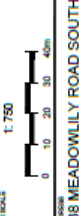
DATE: _____

DATE: _____

DATE: _____

DATE: _____

SCALE: 1:750



108 MEADOWLILLY ROAD SOUTH
FORWARD LOTS
TOWNSHIP OF WESTMINSTER
COUNTY OF MIDDLESEX

PROJ. No: 22-2400

DATE: _____

SCALE: 1:750

DATE: 2024 JUN 21 09:04

1

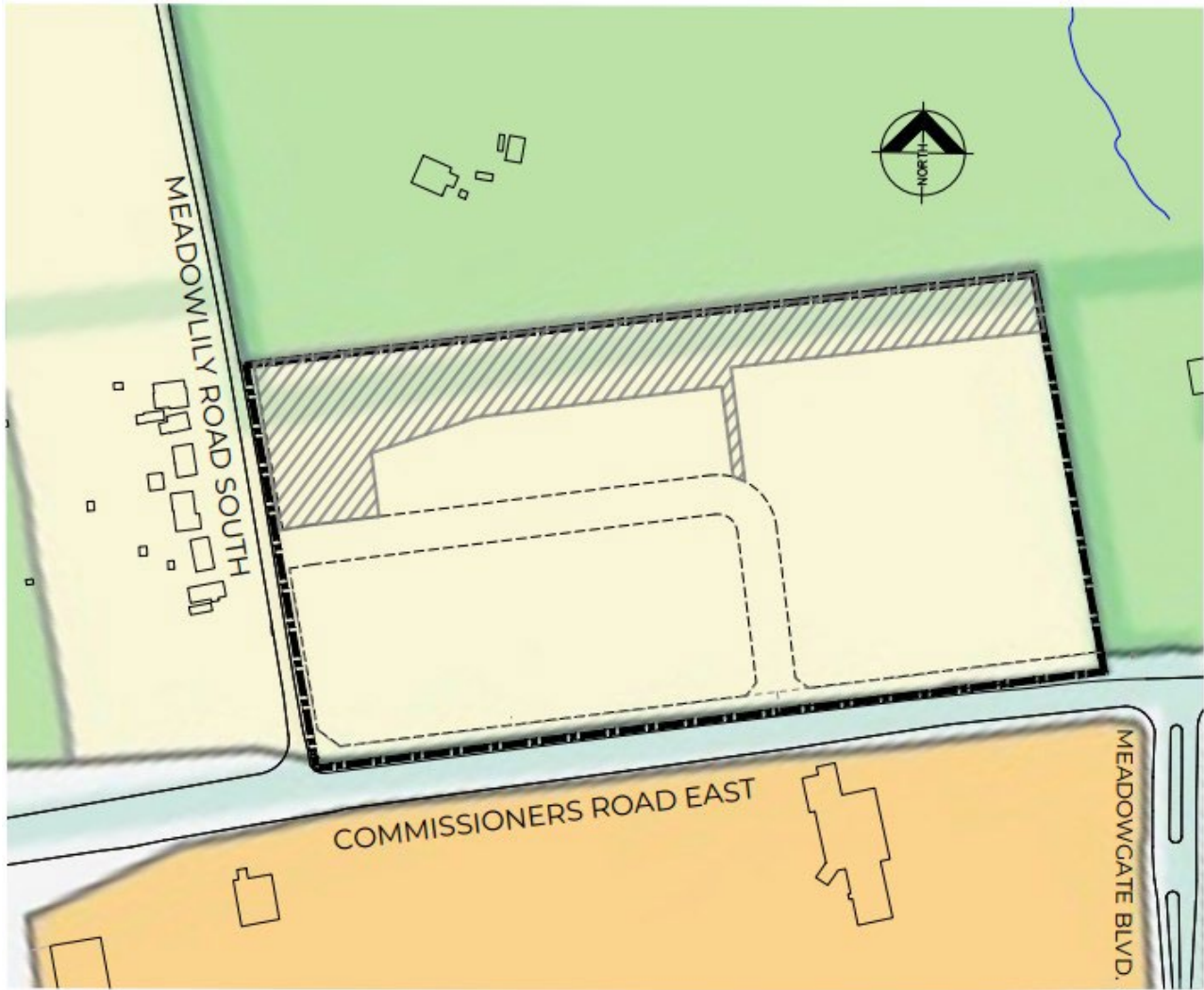
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____ 2024, AND THE DRAFT LETTER DATED _____ DAY OF _____ 2024, AND THE DRAFT LETTER DATED _____ DAY OF _____ 2024.

DATE _____

SIGNATURE _____

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

Requested Official Plan Designations



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

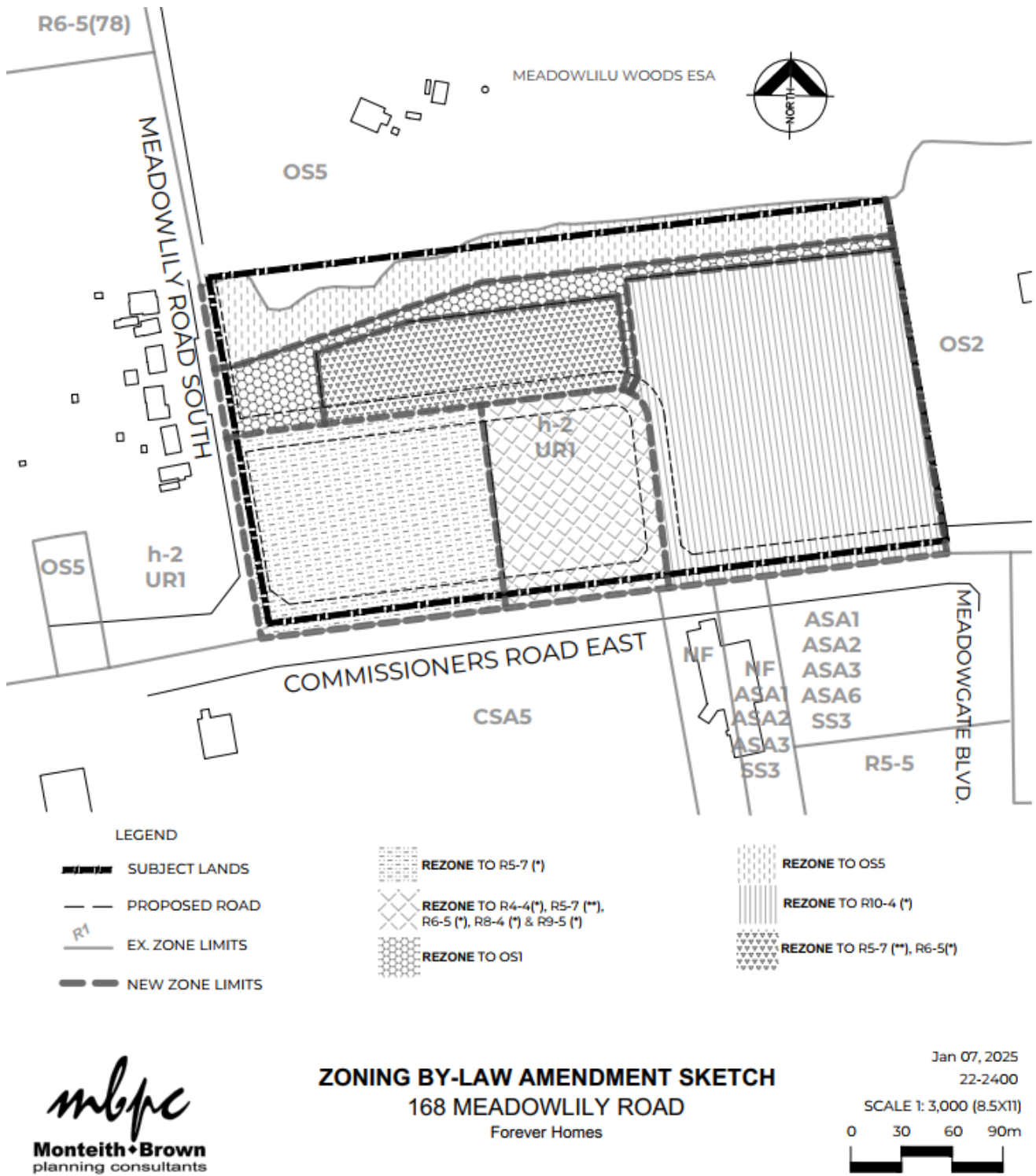


OFFICIAL PLAN AMENDMENT SKETCH
MAP 1 - PLACE TYPE
168 MEADOWLILY ROAD
Forever Homes

Jan 06, 2025
22-2400
SCALE 1: 3,000 (8.5X11)
0 30 60 90m

The above images represent the applicant's proposal as submitted and may change.

Requested Zoning



The above images represent the applicant's proposal as submitted and may change.