

January 06, 2012

Chair and Members
Planning and Environment Committee

Re: Cedar Hollow – File # 39T05505

A meeting was held with the neighbours and the applicant on file number 39T05505.

The community and applicant agreed the current application of Drewlo Holdings to create additional single family lots, improve the storm water management pond and change in road design can proceed subject to:

- a) The applicant undertakes to host a community meeting with the ward Councillor and residents for site plan matters on block number 135 high density residential
- b) A future public participation meeting at site plan would be required for blocks number 130 and 134 medium density when an application for development is received by the city. Site plan review on these blocks would include public input on natural areas, buffering, fencing, urban design and landscaping
- c) A copy of the environmental assessment on the natural areas will be provided to the residents association representatives

City staff acknowledged the notice of OP and zoning changes needs updating and a review is necessary to improve:

- a) the notice of zoning change mapping needs to be changed to stop the use of “ghost” mapping of lands at a single family low density when in fact the lands are zoned for much higher intensity uses such as townhouses, condominiums and medium density uses
- b) Signage on the property and entrance ways into a subdivision can be improved through the use of visual aids that map land use plans in new subdivisions to assist purchasers better understand the zoning of properties within a subdivision
- c) Circulation notices to residents may need to be expanded to a wider area to include existing subdivisions and new homes that are adjacent to proposed new subdivisions
- d) City staff will work with industry partners at the LDI, London Home Builders and the Urban League to consider and recommend improvements in land use designations language, mapping and communication tools used in the OP, zoning and planning process

Respectfully submitted,

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