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London
CANADA

April 7, 2015

39T-15502/Z-8477
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**NOTICE OF APPLICATION
for Approval of Draft Plan of Subdivision
and to amend Zoning By-law**

The City of London has received an application to subdivide a parcel of land as shown on the map attached. The proposed draft plan of subdivision is described below. The City of London has also received a Zoning By-law Amendment application. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT: Banman Developments (West) Inc. c/o Whitney Engineering
LOCATION: **Municipal Address:** 2095 Coronation Drive and a portion of 955 Gainsborough Road, east of Hyde Park Road and north of Gainsborough Road (see attached location map)
Planning District: Hyde Park
Watershed: Stanton Drain
Assessment Roll Number: 090465148400000,090465148000000

PURPOSE AND EFFECT: The purpose and effect is to permit the development of a subdivision with 60 single detached lots, and one (1) park block, all served by Coronation Drive (a secondary collector road), and 2 new local streets.

PROPOSAL: Consideration of a Residential Draft Plan of Subdivision with 60 single detached residential lots, and one (1) park block, all served by Coronation Drive (a secondary collector road), and 2 new local streets.

**For the lands under consideration, a Zoning By-law amendment application (Z-8477) has also been received (see details below).*

Possible Amendment to Zoning By-law Z.-1 to change the zoning of the lands from a Community Facility (CF1/CF3) Zone and a Residential R5 Special Provision (R5-5(2)) Zone to:

- A Residential R1 Special Provision (R1-3(4)) Zone, to permit single detached dwellings with a minimum lot frontage of 10.0 metres, a minimum lot area of 300m², with a special provision for rear yard, interior side yard and exterior side yard setbacks; and
- An Open Space (OS1) Zone, to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest.

The City may also consider adding holding provisions for the following: water looping and municipal services.

PLANNING POLICIES: The Official Plan designates the subject site as "Multi-Family, Medium Density Residential" which includes multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings at a maximum density of 75 units per hectare as the main permitted uses.

The site is presently within a Residential R5 Special Provision (R5-5(2)) Zone which permits cluster townhouse dwellings and cluster stacked townhouse dwellings; and a Community Facility (CF1/CF3) Zone which permits places of worship, community centres, day care centres, elementary schools, group home type 2, libraries, post office depots, private schools, secondary

schools, police stations, clinics, continuum-of-care facilities for seniors, hostels, medical/dental offices, nursing homes; personal service establishments, rest homes; retirement lodges.

HOW TO COMMENT:

Please call in, mail, fax or email your comments by **Friday May 22, 2015** if possible*. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. **Please Note:** Personal information collected and recorded through 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 Cathy Saunders, City Clerk, 519-661-2500 ext. 4937.

*** Special Note to Environmental and Engineering Services Department:**
Divisional Comments are to be submitted to Development Services by **May 7, 2015**.

Your representative on City Council, Councillor Josh Morgan (City Hall Telephone Number: 519-661-2500 ext. 4007) would be pleased to discuss any concerns you may have with this application.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

APPEALS:

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Manager of Development Services in respect of the proposed Plan of Subdivision, Official Plan or Zoning By-law amendment (if applicable) before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision;
- ii. the Council of the City of London adopts the proposed Official Plan amendment (if applicable); or,
- iii. the Zoning By-law amendment is passed (if applicable),

the person or public body is not entitled to appeal the decision of the Manager of Development Services or the Council of the City of London to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

PUBLIC MEETING:

The appropriateness of the proposed plan of subdivision will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

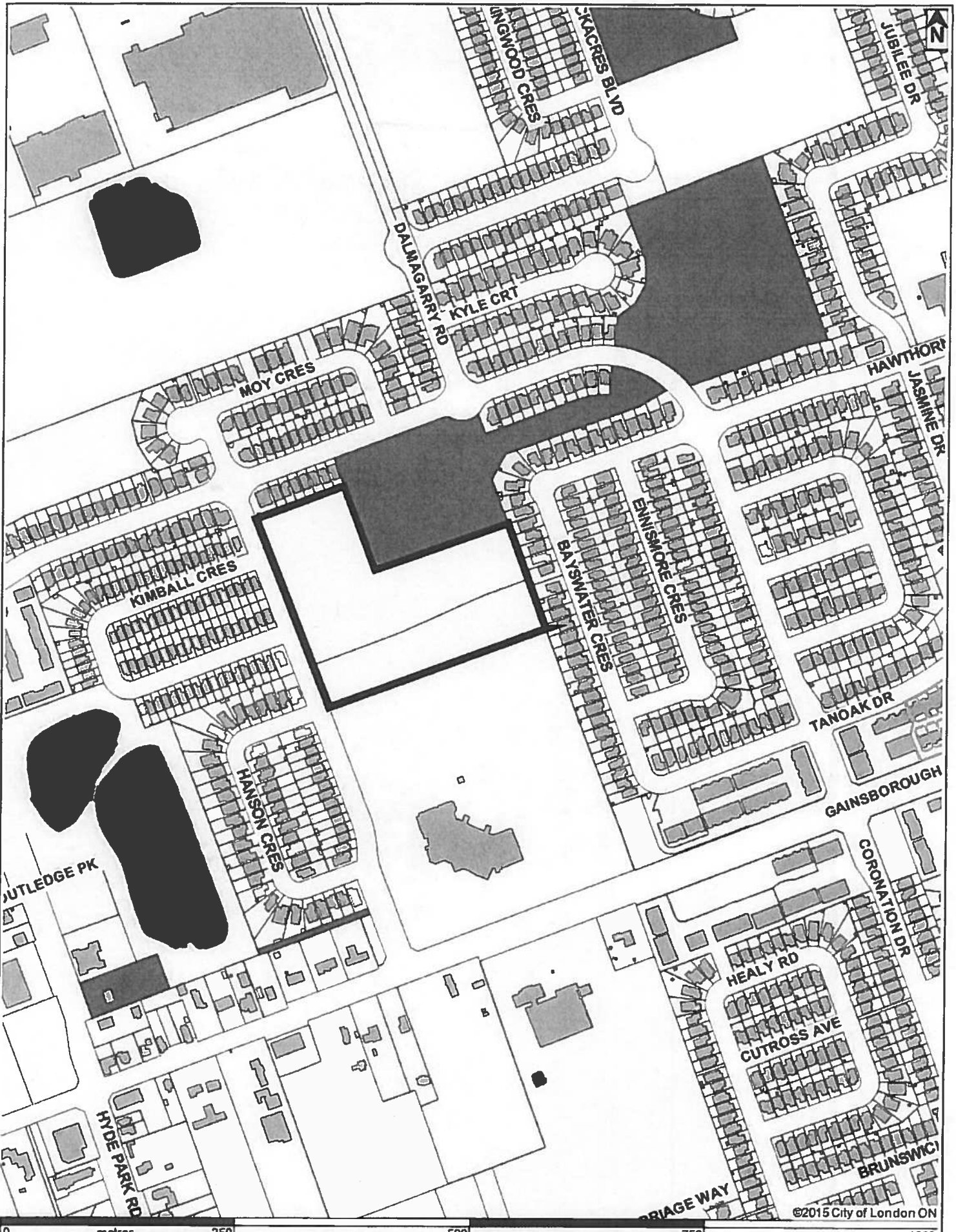
FOR MORE INFORMATION

For additional information, please contact Michael Pease at 519-661-2500 ext. 7601, referring to "File 39T-15502 – West Park Estates Residential Subdivision", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

TO BE NOTIFIED:

If you wish to be notified of the decision of the City of London in respect of this proposed plan of subdivision, you must make a written request to the Manager of Development Services, City of London, P.O. Box 5035, London ON N6A 4L9.

If you wish to be notified of the adoption of the of the proposed Official Plan amendment (if applicable) or of the refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON. N6A 4L9.








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0 metres 250 500 750 1000

LOCATION MAP

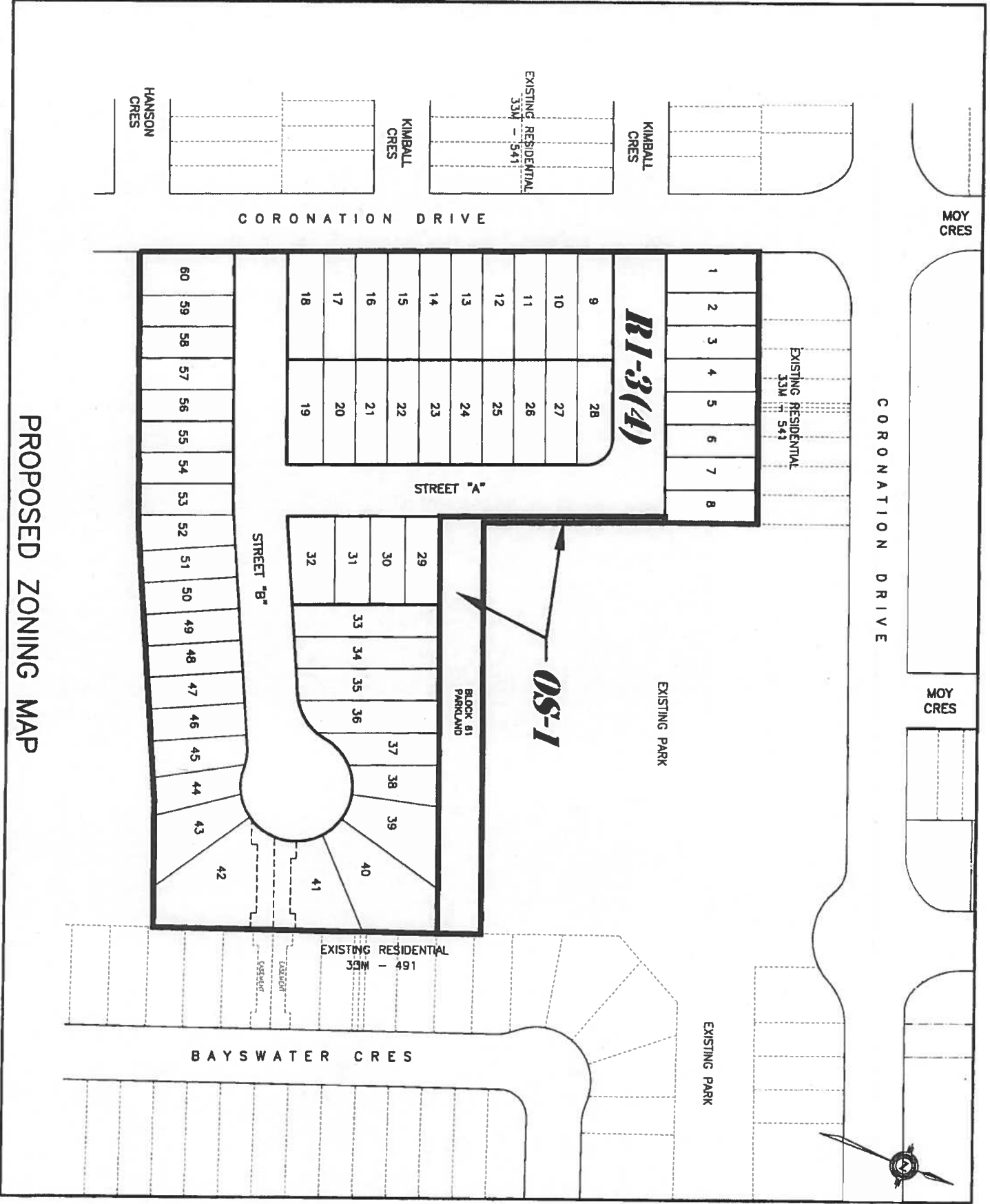
Subject Site: 2095 Coronation Drive and a portion of 955 Gainsborough Road
 Applicant: Whitney Engineering Inc.
 File Number: 39T-15502/Z-8477
 Planner: Michael Pease
 Created By: Michael Pease
 Date: 2015-04-01
 Scale: 1:5000

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



PROPOSED ZONING MAP



CORONATION DRIVE

CORONATION DRIVE

BAYSWATER CRES

R1-3(4)

OS-1

EXISTING RESIDENTIAL
33M - 541

BLOCK 81
PARKLAND

EXISTING RESIDENTIAL
33M - 491

EXISTING PARK

EXISTING PARK

MOY CRES

MOY CRES

HANSON
CRES

KIMBALL
CRES

EXISTING RESIDENTIAL
33M - 541

KIMBALL
CRES

STREET "B"

STREET "A"

