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N6A 4L9

London
CANADA

39T-04510/Z-8521

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August 26, 2015

**NOTICE OF REVISED APPLICATION
for Approval of Draft Plan of Subdivision
Zoning By-law Amendment**

The City of London has received a revised application to subdivide a parcel of land as shown on the map attached. The previous notice of application and accompanying location map for the proposed plan was circulated to you on April 22, 2009. The revised 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.

APPLICANT:	Auburn Developments
LOCATION:	<p>Municipal Address: 1284 Sunningdale Road West and the northerly portion of 1139 Fanshawe Park Road West</p> <p>Planning District: Foxhollow</p> <p>Watershed: Medway</p> <p>Assessment Roll Number: 090-450-18100; 090-450-18200; and 090-460-05700</p>
PURPOSE AND EFFECT:	The purpose and effect of these applications is to revise an approved residential draft plan of subdivision to permit the lands to be developed for a mix of residential uses. Residential areas will consist of single detached dwellings, cluster housing and low rise apartment and senior apartment buildings.
PROPOSAL:	<p>Consideration of a revised Plan of subdivision containing:</p> <ul style="list-style-type: none"> • 30 low density residential blocks (approximately 490 single detached dwelling units); • 5 medium density residential blocks (approximately 475 cluster singles/semi-detached/townhouse/stacked townhouse or low rise apartment units); <p>as well as 5 park blocks, 2 walkway block, 4 road reserves/road widening blocks, served by two new secondary collector roads (Street A and B (extension of Buroak Drive)) and 10 local streets. The revised application includes the reconfiguration of residential blocks, park blocks and roads.</p> <p>Possible Amendment to Zoning By-law Z.-1:</p> <ul style="list-style-type: none"> • FROM a Holding Residential R6 Special Provision (h*h-54*h-71*h*95*h-100*R6-4(5)) Zone that permits cluster single, semi, and duplex forms of residential units with a maximum density of 30 units per hectare and a maximum height of 10.5 metres TO a Holding Residential R6 (h*h-54*h-71*h*95*h-100*R6-5) Zone which permits cluster single, semi, duplex, townhouse and apartment forms of residential units with a maximum density of 35 units per hectare and a maximum height of 12 metres and a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100* R6-5/R7*H15*D75/R8*H15*D75) Zone to permit cluster residential uses and includes apartments, senior apartments and continuum of care facilities with a maximum density of 75 units per hectare and maximum height of 15 metres; • FROM a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100* R6-5/R7*H15*D75/R8*H15*D75) Zone that permits cluster residential uses and includes apartments, senior apartments and continuum of care facilities with a maximum density of 75 units per hectare and maximum height of 15 metres TO a Holding Residential R6 (h*h-54*h-71*h*95*h-100*R6-5) Zone which permits cluster single, semi, duplex, townhouse and apartment forms of residential units with a maximum density of 35 units per hectare and a maximum height of 12 metres;

- FROM a Holding Residential R1/ Residential R4 (h*h-100*R1-13/R4-3) Zone which permits single detached dwellings with minimum lot frontage of 9 metres and minimum lot area of 270 square metres and street townhouses with a minimum lot frontage of 5.5 metres per unit and a lot area of 200 square metres per unit TO a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8) Zone which permits single detached dwellings with minimum lot frontage of 11 metres and minimum lot area of 300 square metres TO a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum of lot frontage of 10 metres and minimum lot area of 300 square metres;
- FROM a Holding Residential R1 (h*h-100*R1-4) Zone which permits single detached dwellings with minimum lot frontage of 12 metres and minimum lot area of 360 square metres TO a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum of lot frontage of 10 metres and minimum lot area of 300 square metres;
- FROM a Holding Residential R1 (h*h-100*R1-4) Zone which permits single detached dwellings with minimum lot frontage of 12 metres and minimum lot area of 360 square metres TO a Holding Residential R1 (R1-5) Zone which permits single detached dwellings with a minimum of lot frontage of 12 metres and minimum lot area of 415 square metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8) Zone which permits single detached dwellings with minimum lot frontage of 11 metres and minimum lot area of 300 square metres TO an Open Space (OS1) Zone that permits conservation lands and recreational uses including associated buildings;
- FROM a Holding Residential R1 (h*h-100*R1-3) Zone and a Holding Residential R1 (h*h-100*R1-4) Zone TO an Open Space (OS1) Zone Blocks 36-37; and
- FROM an Open Space (OS5) Zone that permits conservation lands and passive recreation uses TO an Open Space (OS1) Zone that permits conservation lands and recreational uses including associated buildings.

The above noted possible changes could permit a mix of residential uses and park blocks. The existing Holding provisions are to be continued on the amended zones and require development agreements, provision of servicing, street orientation, urban design and noise mitigation measures to be implemented to the satisfaction of the City prior to removal.

(please see attached proposed zoning map, note that existing Holding Provisions will be attached to proposed zones)

PLANNING POLICIES:

The Official Plan designates these lands "Low Density Residential" and "Multi-Family, Medium Density Residential", allowing a range of residential and secondary uses up to a maximum density of 75 units per hectare (30 units per acre), as the main permitted uses.

The site is presently within a(n) Zone:

- Holding Residential R6 Special Provision (h*h-54*h-71*h*95*h-100*R6-4(5)) Zone that permits cluster single, semi, and duplex forms of residential units with a maximum density of 30 units per hectare and a maximum height of 10.5 metres;
- Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100* R6-5/R7*H15*D75/R8*H15*D75) Zone that permits cluster residential uses and includes apartments, senior apartments and continuum of care facilities with a maximum density of 75 units per hectare and maximum height of 15 metres;
- Holding Residential R1/ Residential R4 (h*h-100*R1-13/R4-3) Zone which permits single detached dwellings with minimum lot frontage of 9 metres and minimum lot area of 270 square metres and street townhouses with a minimum lot frontage of 5.5 metres per unit and a lot area of 200 square metres per unit;
- Holding Residential R1 Special Provision (h*h-100*R1-3 (8) Zone which permits single detached dwellings with minimum lot frontage of 11 metres and minimum lot area of 300 square metres;
- Holding Residential R1 (h*h-100*R1-4) Zone which permits single

detached dwellings with minimum lot frontage of 12 metres and minimum lot area of 360 square metres;

- Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with minimum lot frontage of 10 metres and minimum lot area of 300 square metres; and
- Space (OS5) Zone that permits conservation lands and passive recreation uses.

HOW TO COMMENT:

Please call in, mail, fax or email your comments by October 14, 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 September 30, 2015.

Your representative on City Council, Councillor Josh Morgan (City Hall Telephone Number: 519-661-2500 ext. 4007; Home Telephone Number: 226-927-0395 email joshmorgan@london.ca), Ward 7 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.

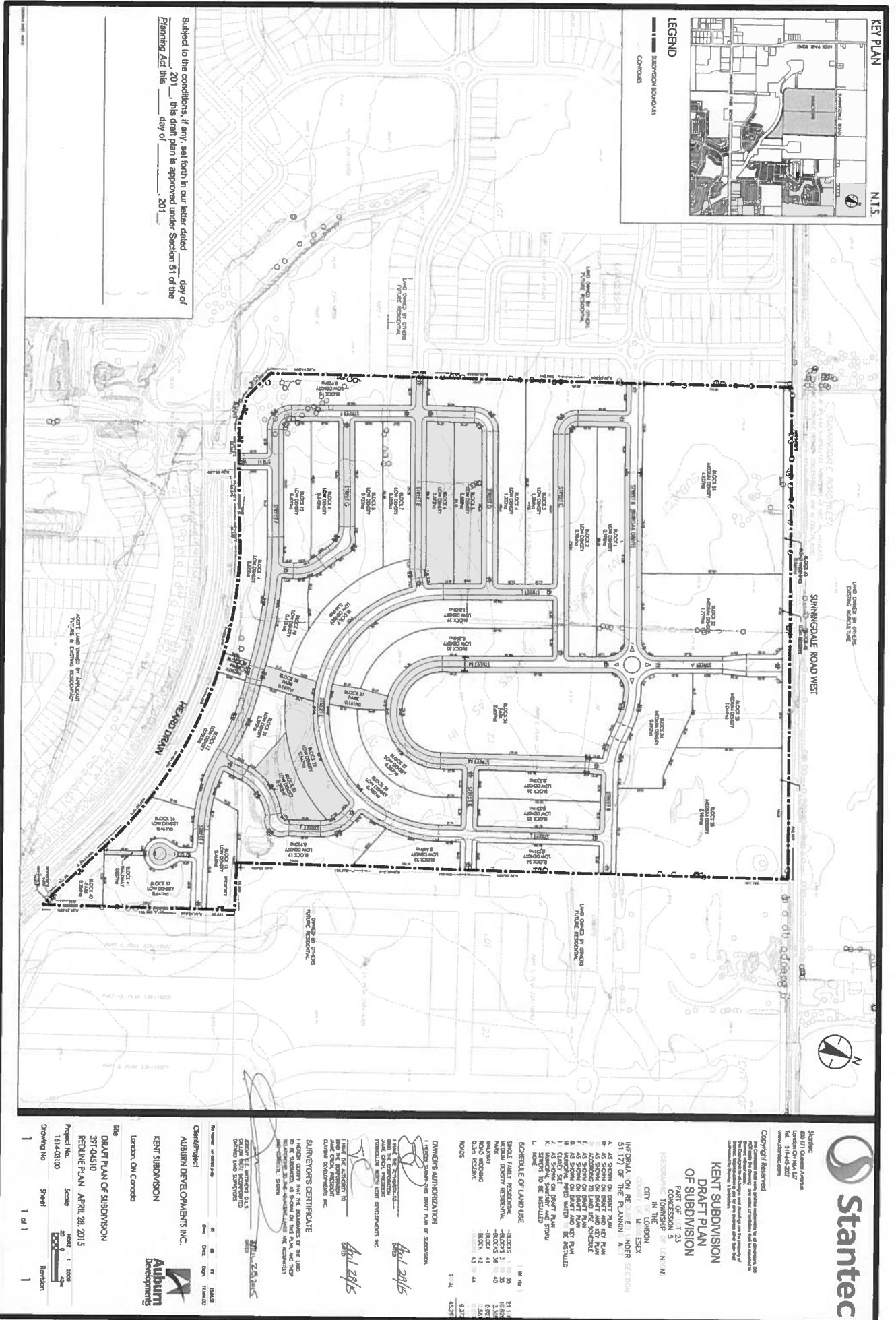
FOR MORE INFORMATION :

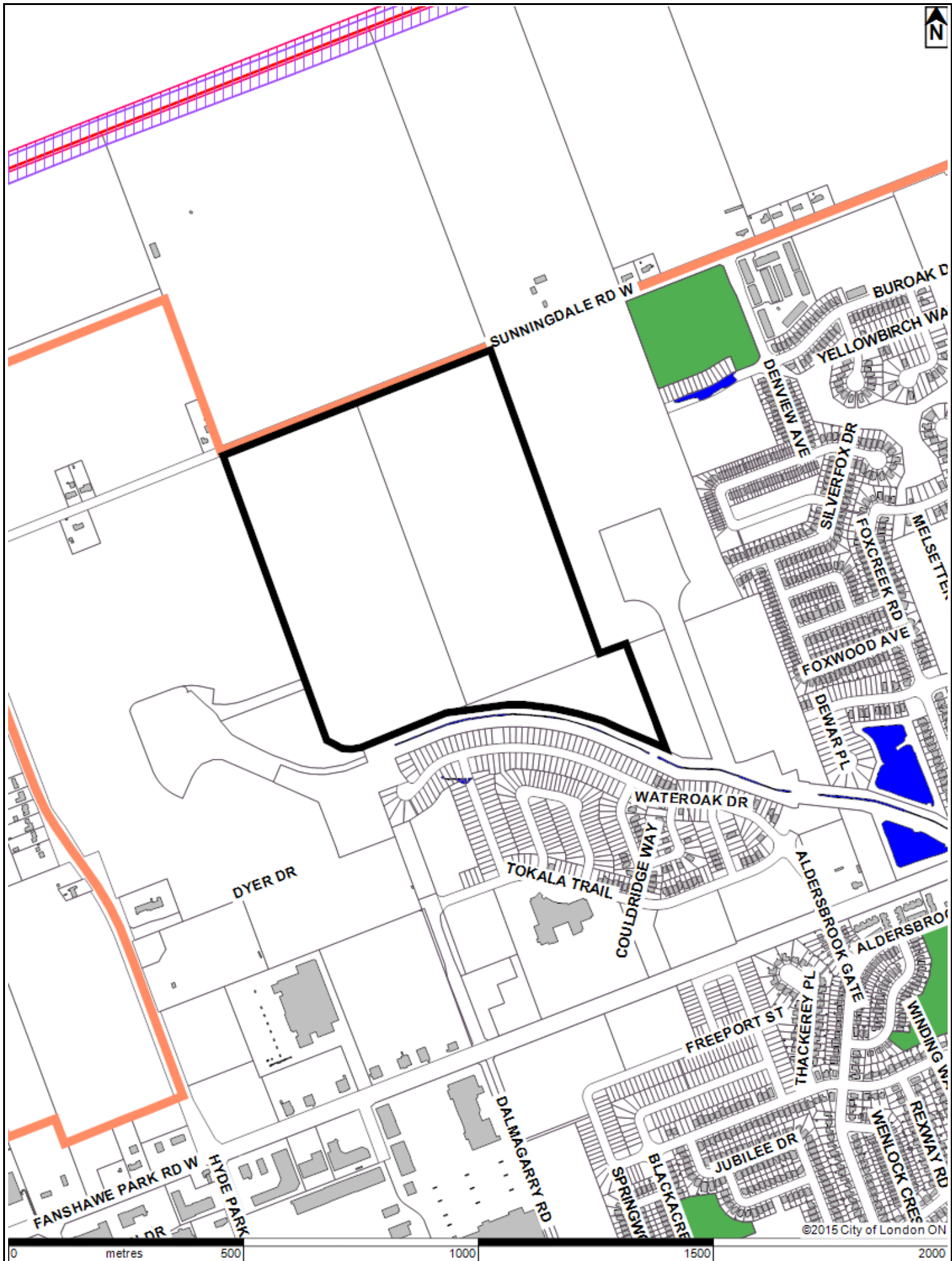
For additional information, please contact Craig Smith at 519-661-2500 ext. 5924, referring to "File 39T04510/Z-8521", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

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.










LOCATION MAP

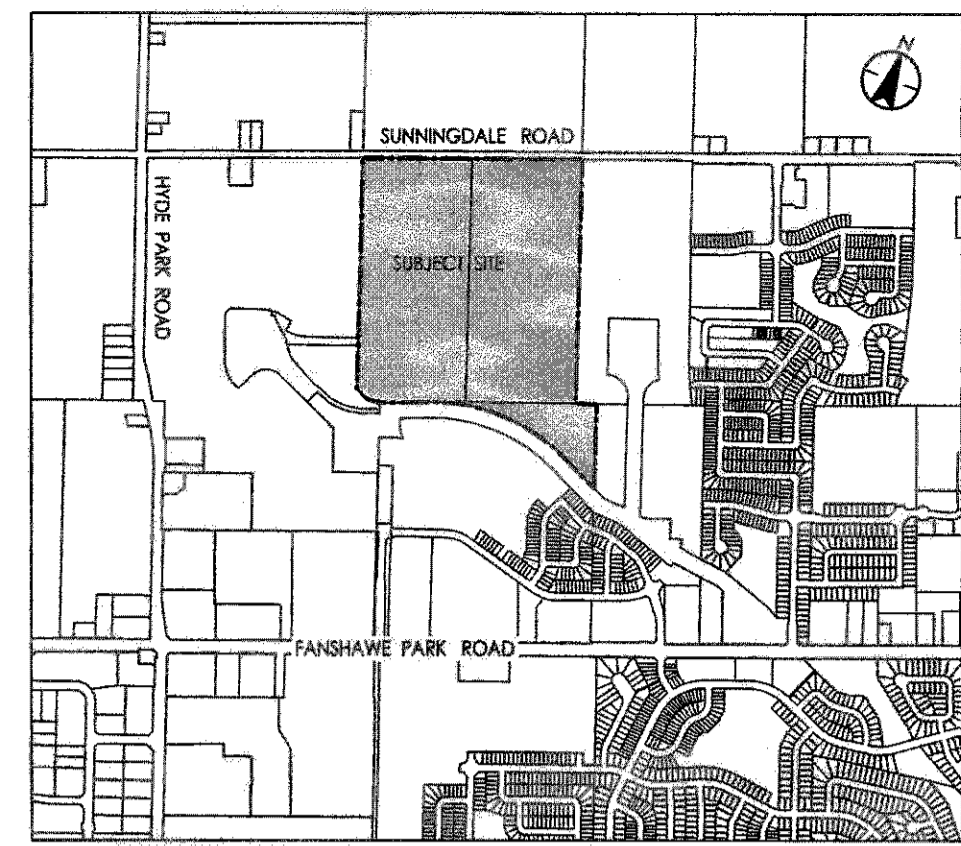
Subject Site: 1284
 Applicant: **Fox Hollow North Kent Developments Inc**
 File Number: Z-8521
 Planner: **Craig Smith**
 Created By: **Craig Smith**
 Date: **2015-08-26**
 Scale: **1:10100**

LEGEND

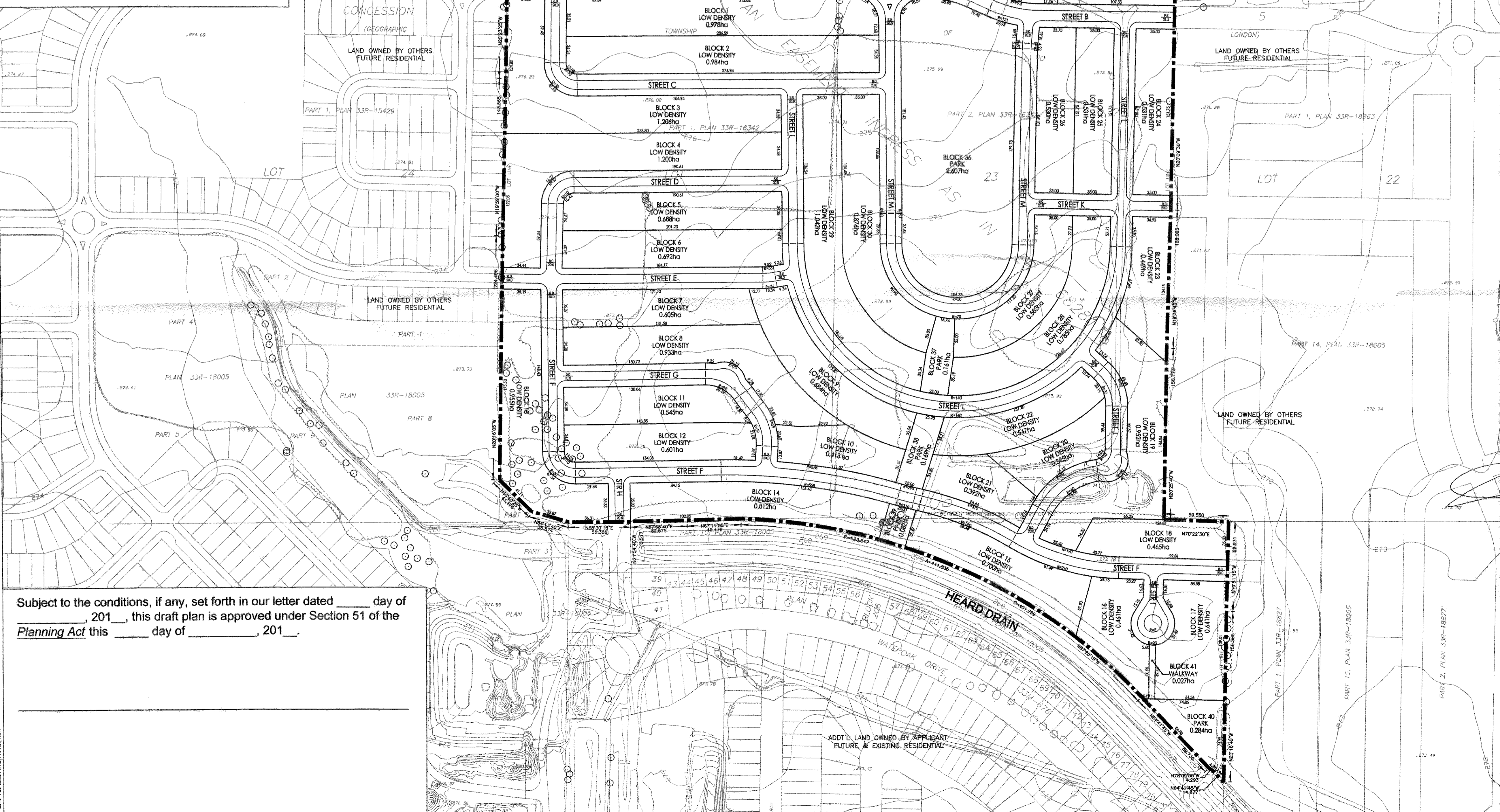
-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



KEY PLAN N.T.S.



LEGEND
SUBDIVISION BOUNDARY
CONTOURS



Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 201____, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 201____.



Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007
www.stantec.com

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KENT SUBDIVISION DRAFT PLAN OF SUBDIVISION

PART OF LOT 23
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF LONDON)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- A: AS SHOWN ON DRAFT PLAN
- B: AS SHOWN ON DRAFT AND KEY PLAN
- C: AS SHOWN ON DRAFT AND KEY PLAN
- D: ACCORDING TO LAND USE SCHEDULE
- E: AS SHOWN ON DRAFT PLAN
- F: AS SHOWN ON DRAFT PLAN
- G: AS SHOWN ON DRAFT AND KEY PLAN
- H: MUNICIPAL PIPED WATER TO BE INSTALLED
- I: CLAYEY SILT
- J: AS SHOWN ON DRAFT PLAN
- K: MUNICIPAL SANITARY AND STORM SEWERS TO BE INSTALLED
- L: NONE

SCHEDULE OF LAND USE		(IN Ha)
SINGLE FAMILY RESIDENTIAL	-BLOCKS 1 TO 30	21.176
MEDIUM DENSITY RESIDENTIAL	-BLOCKS 31 TO 35	10.826
PARK	-BLOCKS 36 TO 40	3.308
WALKWAY	-BLOCK 41	0.027
ROAD WIDENING	-BLOCK 42	0.561
0.3m RESERVE	-BLOCKS 43 TO 44	0.017
ROADS		9.372
	TOTAL	45.287

OWNER'S AUTHORIZATION

I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

[Signature]
I HAVE THE AUTHORITY TO BIND THE CORPORATION OF THE CORPORATION OF JAMIE CRICH, PRESIDENT FOXHOLLOW NORTH KENT DEVELOPMENTS INC. DATED April 28/15

[Signature]
I HAVE THE AUTHORITY TO BIND THE CORPORATION OF JAMIE CRICH, PRESIDENT CLAYBAR DEVELOPMENTS INC. DATED April 28/15

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN

[Signature]
JEREMY C.E. MATTHEWS O.L.S.
CALLON NIETZ INCORPORATED
ONTARIO LAND SURVEYORS
DATED April 28, 2015

File Name: 161403100_c-dp RT BB RT 15.04.28
Dwn. Chkd. Dgn. YY.MM.DD

Client/Project
AUBURN DEVELOPMENTS INC.
39T 04510
KENT SUBDIVISION

London, ON Canada RECEIVED BY

Title
DRAFT PLAN OF SUBDIVISION MAY 0 1 2015
39T-04510 CITY OF LONDON DEVELOPMENT SERVICES
REDLINE PLAN - APRIL 28, 2015

Project No. Scale
1614-03100 HORZ - 1 : 2000
20 0 40m

Drawing No. Sheet Revision

W:\61403100 - Auburn Developments - Kent Property Design\Working\161403100_C-DR.dwg
2015-04-28 10:58 AM by: James Rich