



London
CANADA

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May 9, 2016

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. A previous notice of application to revise draft plan approval and accompanying location map for the proposed plan was circulated to you on December 18, 2014 and again on January 28, 2015. Early previous notice of application and accompanying location maps have been circulated for this proposed plan of subdivision on July 2, 2010 and December 14, 2011. Draft Plan Approval for 199 single detached lots, one (1) school block, one (1) open space block and one (1) commercial block served by four (4) new local streets was granted on September 13, 2013.

The revised draft plan of subdivision is described below. The City of London has also received a Zoning By-law Amendment application (Z-8614). We are advising you of these applications to invite your comments.

APPLICANT: Kenmore Homes (London) Inc. (Agent: Knutson Planning Inc.)
LOCATION: **Municipal Address:** 255 South Carriage Road
Planning District: Hyde Park
Watershed: Stanton
Assessment Roll Number: 090460251600000 & 090460251600000

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 and street townhouse dwellings.

PROPOSAL: Consideration of a revised Plan of subdivision containing:

- 97 single detached dwelling lots;
- 8 street townhouse blocks;
- 4 local streets.

The revised application includes the reconfiguration of residential blocks, residential blocks and roads.

Note: The first phase for final registration consisting of 58 single detached dwelling lots, 3 park blocks and one (1) new local street is not subject to this subdivision revision application.

Possible Amendment to Zoning By-law Z.-1:

- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (14)) Zone which permits single detached dwellings one storey in height, maximum of 5 metres, a minimum lot area of 300m² and minimum lot frontage of 10 metres TO a Holding Residential R4 (R4-4) Zone which permits street townhomes with a minimum lot frontage of 5.5 metres per unit and a lot minimum lot area of 180m² and maximum height of 10.5 metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres TO a Holding Residential R4 (R4-4) Zone which permits street townhomes with a minimum lot frontage of 5.5 metres per unit and a lot minimum lot area of 180m² and maximum height of 10.5 metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-13 (6)) Zone which permits single detached dwellings with a minimum lot area of

270m² and minimum lot frontage of 9 metres TO a Holding Residential R4 (R4-4) Zone which permits street townhomes with a minimum lot frontage of 5.5 metres per unit and a lot minimum lot area of 180m² and maximum height of 10.5 metres;

- FROM a Holding Residential R1 Special Provision (h*h-100*R1-13 (6)) Zone which permits single detached dwellings with a minimum lot area of 270m² and minimum lot frontage of 9 metres TO a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (4)) Zone which permits single detached dwellings with minimum lot frontage of 10 metres and minimum lot area of 300m² TO a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres TO a Holding Residential R1 Special Provision (h*h-100*R1-13 (6)) Zone which permits single detached dwellings with a minimum lot area of 270m² and minimum lot frontage of 9 metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres TO a Holding Residential R1 Special Provision (h*h-100*R1-3 (4)) Zone which permits single detached dwellings with minimum lot frontage of 10 metres and minimum lot area of 300m².

The above noted possible changes could permit a mix of single detached and street townhouse residential uses. 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)

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:

- a Holding Residential R1 Special Provision (h*h-100*R1-3 (14)) Zone which permits single detached dwellings one storey in height, maximum of 5 metres, a minimum lot area of 300m² and minimum lot frontage of 10 metres;
- a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres;
- a Holding Residential R1 Special Provision (h*h-100*R1-13 (6)) Zone which permits single detached dwellings with a minimum lot area of 270m² and minimum lot frontage of 9 metres;
- a Holding Residential R1 Special Provision (h*h-100*R1-13 (6)) Zone which permits single detached dwellings with a minimum lot area of 270m² and minimum lot frontage of 9 metres;
- a Holding Residential R1 Special Provision (h*h-100*R1-3 (4)) Zone which permits single detached dwellings with minimum lot frontage of 10 metres and minimum lot area of 300m²;
- a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres;
- a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone which permits single detached dwellings with a minimum lot area of 300m² and minimum lot frontage of 11 metres.

HOW TO COMMENT:

Please call in, mail, fax or email your comments by **June 10, 2016** 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.

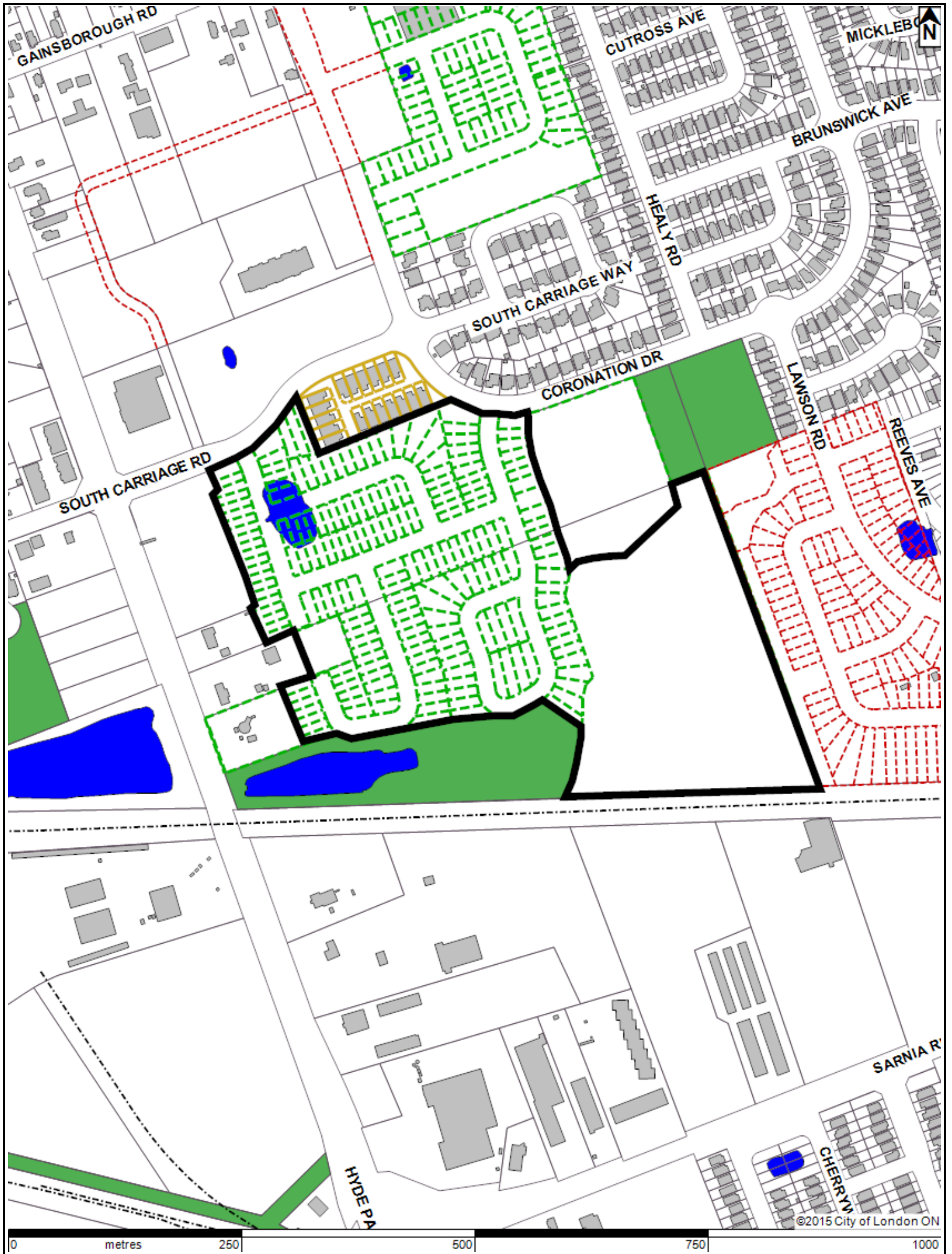
FOR MORE INFORMATION:

For additional information, please contact Craig Smith at 519-661-2500 ext. 5924, referring to "File 39T08502/Z-8614", 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

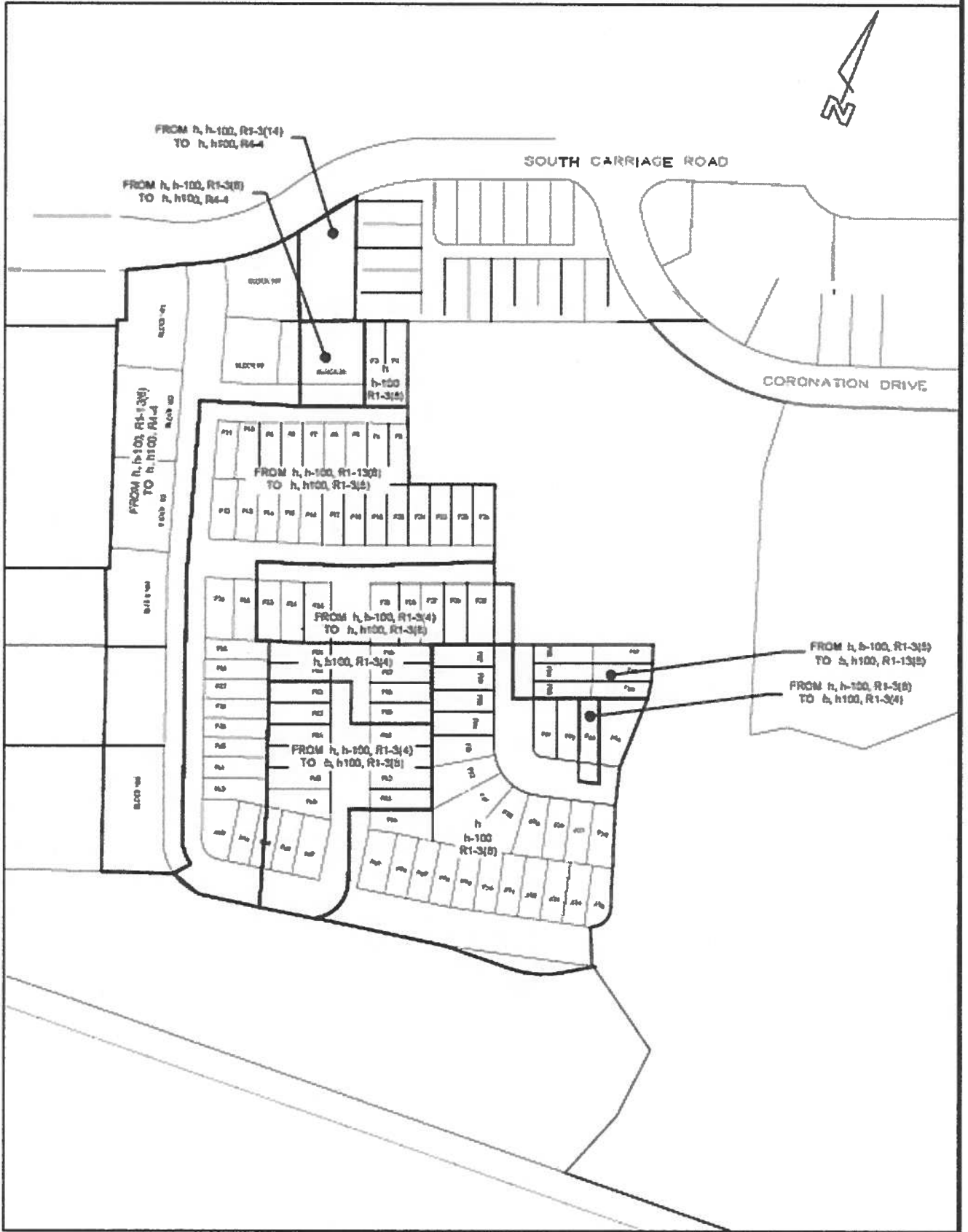
Subject Site: 255 South Carriage Rd
 File Number: 39T-08502/Z-8614
 Planner: Craig Smith
 Created By: Craig Smith
 Date: 2015-01-27
 Scale: 1:5000


LEGEND

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



Proposed Revised Zoning



	WESTFIELD SUBDIVISION	PROPOSED ZONING CHANGES	1:2000	DEL10-081	Figure Number <div style="border: 1px solid black; padding: 5px; width: 40px; margin: auto;">2.0</div>
				JR	
				APR 2016	

