



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

File 39T-16502 / Z-8621
Larry Mottram
tel: 519-661-2500 ext. 4866
fax: 519-930-3501
e-mail: lmottram@london.ca
website: <http://www.london.ca>

June 21, 2016

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

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 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:	Sifton Properties Limited
LOCATION:	Municipal Address: 1420 Westdel Bourne and portions of 1826 and 1854 Oxford Street West; located on the east side of Westdel Bourne, south of Oxford Street West; approximately 27.6 hectares (68 acres) Planning District: Riverbend South Watershed: Thames River Downstream
PURPOSE AND EFFECT:	The creation of a residential subdivision consisting of 14 single detached residential blocks, 4 medium density residential blocks, 1 high density residential block, 1 school block, 3 park blocks, 1 open space block, and 1 walkway block served by 2 collector roads and 7 local streets.
PROPOSAL:	<u>Draft Plan of Subdivision</u> Consideration of a draft plan of subdivision consisting of 14 single detached residential blocks (Blocks 1-14), 4 medium density residential blocks (Blocks 15 - 18), 1 high density residential block (Block 19), 1 school block (Block 20), 3 park blocks (Blocks 21-23), 1 open space block (Block 25), 1 walkway block (Block 24), 1 road widening block (Block 26), 2 reserve blocks (Blocks 27-28), 2 secondary collector roads (Streets "I" & "J"), and 7 local streets (Streets "B", "C", "D", "E", "F", "G" & "H"). <u>Zoning By-law Amendment</u> Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR3) Zone and a holding Urban Reserve (h-2•UR3) Zone to the following zones (<i>please refer to attached zone map</i>): 1. <u>Residential R1 (R1-4)</u> to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres. 2. <u>Residential R1 (R1-5)</u> to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 415 square metres. 3. <u>Residential (R5-7 / R6-5 / R7•D75•H15 / R8-4)</u> to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; senior citizens apartment buildings, nursing homes, continuum-of-care facilities, and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 15 metres; and apartment buildings up to a maximum density of 75 units per hectare and maximum height of 13 metres.

4. Residential Special Provision (R5-7() / R6-5(21) / R9-7()•H40) to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; apartment buildings and lodging house class 2 up to a maximum density of 150 units per hectare and maximum height of 40 metres; together with a special provision for dwelling setback from a high pressure pipeline (minimum) 20 metres.

5. Residential Special Provision (R5-7() / R6-5(21) / R8-4()) to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; apartment buildings, lodging house class 2, and stacked townhouses up to a maximum density of 75 units per hectare and maximum height of 13 metres; together with a special provision for dwelling setback from a high pressure pipeline (minimum) 20 metres.

6. Residential Special Provision (R5-7() / R6-5(21) / R8-3()) to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; apartment buildings, lodging house class 2, and stacked townhouses up to a maximum density of 65 units per hectare and maximum height of 13 metres; together with a special provision for dwelling setback from a high pressure pipeline (minimum) 20 metres.

7. Neighbourhood Facility / Residential R1 (NF1 / R1-4) to permit such uses as elementary schools, day care centres, community centres, libraries, fire stations and private clubs; and to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres.

8. Open Space (OS1) to permit conservation lands, conservation works, golf courses, public and private parks.

9. 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 consider applying holding provisions in the zoning to ensure adequate provision of municipal services and 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.

**PLANNING
POLICIES:**

The City of London Official Plan designates these lands as "Low Density Residential", "Multi-family, Medium Density Residential", "Multi-family, High Density Residential", and "Open Space".

**HOW TO
COMMENT:**

Please call in, mail, fax or email your comments by **July 29, 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.

Your representative on City Council, Councillor Anna Hopkins (519-661-2500 Ext. 4009 or email: ahopkins@london.ca) Ward 9, 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.

***Special Note to City Departments:** Divisional Comments are to be submitted to Development Services Division by July 21, 2016. The Final Proposal Report (FPR), including the Environmental Management Plan, Urban Design Guidelines, Transportation Impact Study, Slope Stability Report, Geotechnical and Hydrogeological Report, is available in Livelink.

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 City of London 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 Approval Authority 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 and zoning by-law amendment will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

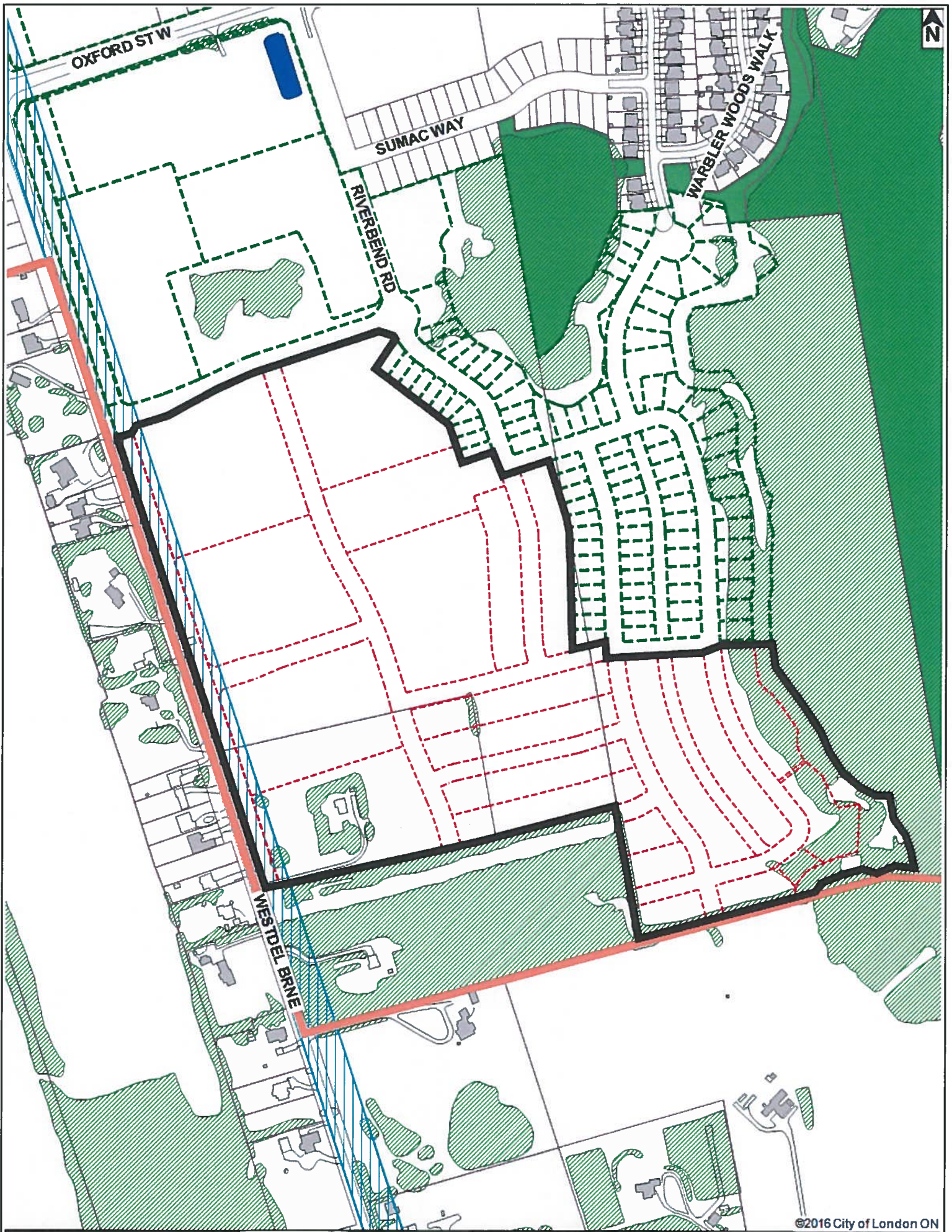
FOR MORE INFORMATION:

For additional information, please contact Larry Mottram at 519-661-2500 ext. 4866, referring to "Sifton Properties Limited / File Number 39T-16502 / Z-8621", or inquire at 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, Development Services & Planning Liaison, City of London, P.O. Box 5035, London ON N6A 4L9.

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON. N6A 4L9.








©2016 City of London ON

0 metres 250 500 750 1000

LOCATION MAP

Subject Site: 1420 Westdel Bourne and Portions of 1826 and 1854 Oxford St W
 File Number: 39T-16502 / Z-8621
 Created By: LM
 Date: 2016-06-21
 Scale: 1:5000

LEGEND

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



