



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

London
CANADA

39T-16506/Z-8664

Nancy Pasato

tel: 519-930-3500

fax: 519-930-3501

e-mail: npasato@london.ca

website: <http://www.london.ca>

August 8, 2016

**NOTICE OF APPLICATION
for 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 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: | Wastell Builders (London) Inc. (Agent: Julian Novick) |
| LOCATION: | <p>Municipal Address: 1245 Michael Street, south of Huron Street and west of Sandford Street (see attached maps)</p> <p>Planning District: Huron Heights</p> <p>Watershed: Pottersburgh Creek</p> <p>Assessment Roll Number: 030400041000000</p> |
| PURPOSE AND EFFECT: | The purpose and effect of this application is to permit the development of 76 street townhouses on the subject site. |
| PROPOSAL: | <p>Consideration of Residential Plan of Subdivision with five (5) residential blocks (a proposed 76 freehold street townhouse lots) and one (1) park block, served by one new local street.</p> <p>Possible Amendment to Zoning By-law Z.-1 to change the zoning from a Neighbourhood Facility (NF) Zone TO:</p> <ul style="list-style-type: none"> i) a Residential R4 Special Provision (R4-4(*)) Zone to permit street townhouse dwellings with a minimum lot area of 180 m²; a minimum lot frontage of 5.5 metres; , and a maximum height of 10.5 metres. The Applicant has requested special provisions for: increased lot coverage – from 35% to 45%, a minimum exterior side yard depth of 1.2 metres (whereas 4.5 metres would be required), and a minimum side yard setback of 1.2 metres adjacent to a community facility or park (whereas 3.0 metres would be required); and ii) a Community Facility (CF2) Zone to permit public swimming pools; day care centres; elementary schools; group home type 2; libraries; post office depots; private schools; secondary schools; police stations; public recreational buildings; and studios. <p><u>(see attached maps for further clarification)</u></p> <p>The City is also considering the application of a Holding (h) Provision across the subject lands. The holding provision is to ensure the orderly development of lands and the adequate provision of municipal services.</p> |
| PLANNING POLICIES: | <p>The Official Plan designates these lands "Low Density Residential", which allows low rise forms of housing (such as single detached and semi-detached dwellings) as the main permitted uses, "Multi-Family, Medium Density Residential" which allows multiple attached dwellings and cluster housing (such as street townhouses, cluster townhouses, and low rise apartment buildings) as the main permitted uses, and "Open Space", which allows parks, recreational facilities and natural heritage as the main permitted uses.</p> <p>The site is presently within a Neighbourhood Facility (NF) Zone, which permits places of worship; elementary schools; and day care centres as the main uses.</p> |
| HOW TO COMMENT: | Please call in, mail, fax or email your comments by <u>Thursday, September 22, 2016</u> , 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 7th**

Your representative on City Council, **Councillor Mohammed (Mo) Salih (City Hall Telephone Number: 519-661-2500 ext. 4003; Cell Number: 226-926-7615, email msalih@london.ca)**, 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 and Zoning By-law amendment before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision;
- ii. 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 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.

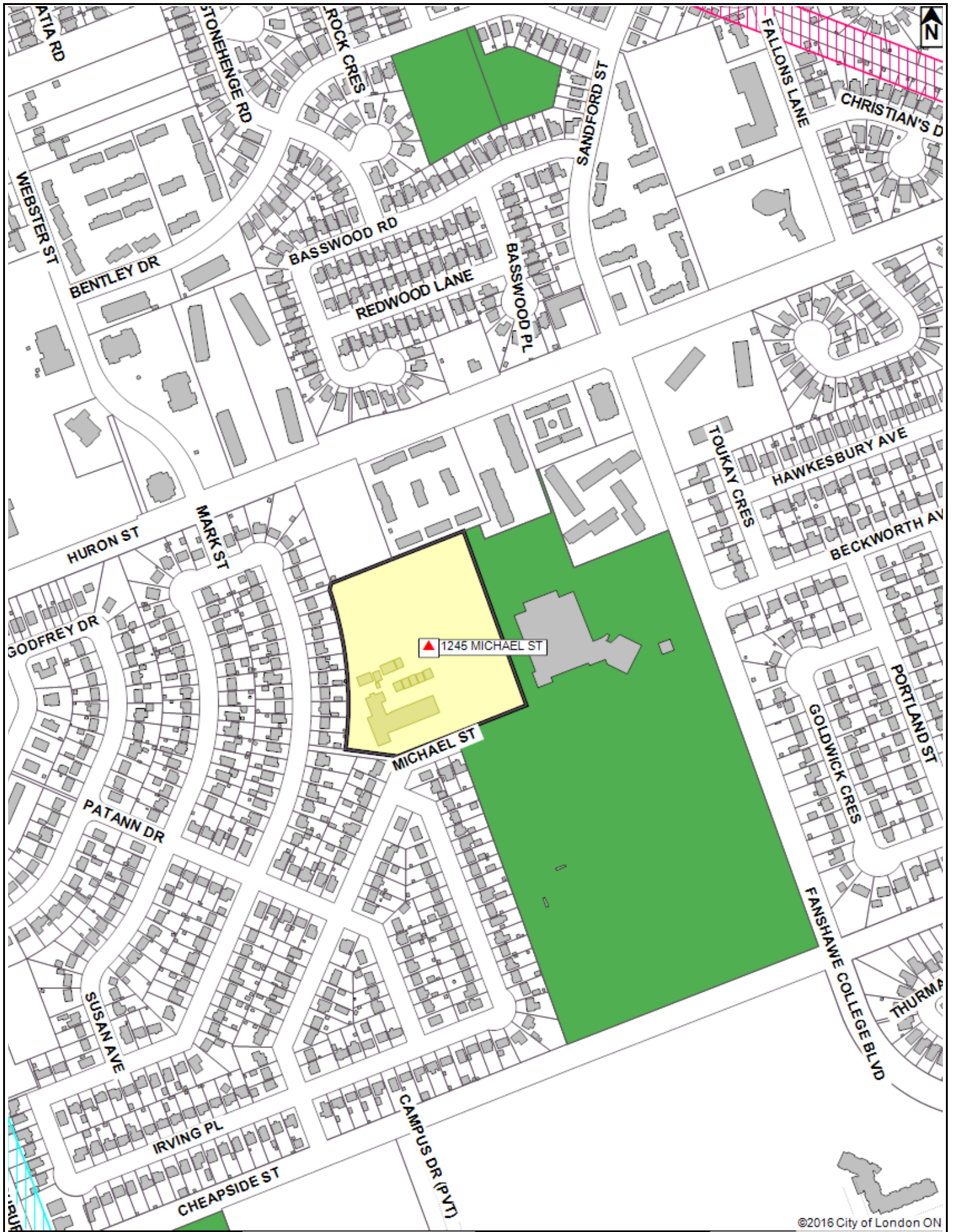
FOR MORE INFORMATION

For additional information, please contact Nancy Pasato at 519-661-2500 ext. 4586, referring to "File 39T-16506 – 1245 Michael Street", by email at npasato@london.ca, 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 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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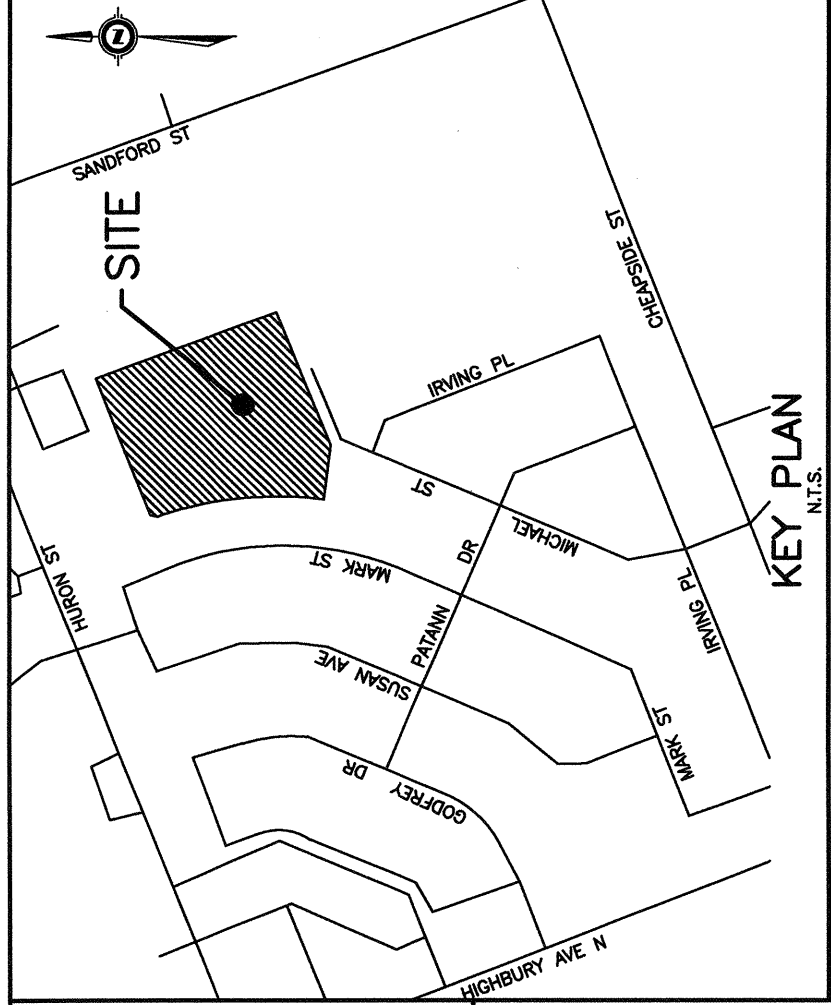
LOCATION MAP

Subject Site: **1245 Michael Street**
 Applicant: **Wastell Builders (London) Inc.**
 File Number: **39T-16506/Z-8664**
 Planner: **Nancy Pasato**
 Created By: **Nancy Pasato**
 Date: **2016-08-03**
 Scale: **1:5000**

LEGEND

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





DRAFT PLAN OF SUBDIVISION

ALL OF BLOCK 'C'
REGISTERED PLAN No. 795
PARTS 1-4 33R-19439
FORMERLY THE TOWNSHIP OF LONDON
AND PART OF
LOT 7, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF LONDON
NOW THE
CITY OF LONDON
COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE:
I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

GARRY WASTELL
WASTELL BUILDERS (LONDON) INC
DATE July 19 2016

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

JASON WILBAND
ARCHIBALD, GRAY & MCKAY LTD
ONTARIO LAND SURVEYOR
DATE July 13/16

LAND USE SCHEDULE

| | |
|---------------------------------------|---------|
| MULTI-FAMILY RESIDENTIAL - BLOCKS 1-5 | 2.27 ha |
| OPEN SPACE - BLOCK 6 | 0.26 ha |
| ROADS - STREET 'A' | 0.84 ha |
| TOTAL AREA | 3.37 ha |

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

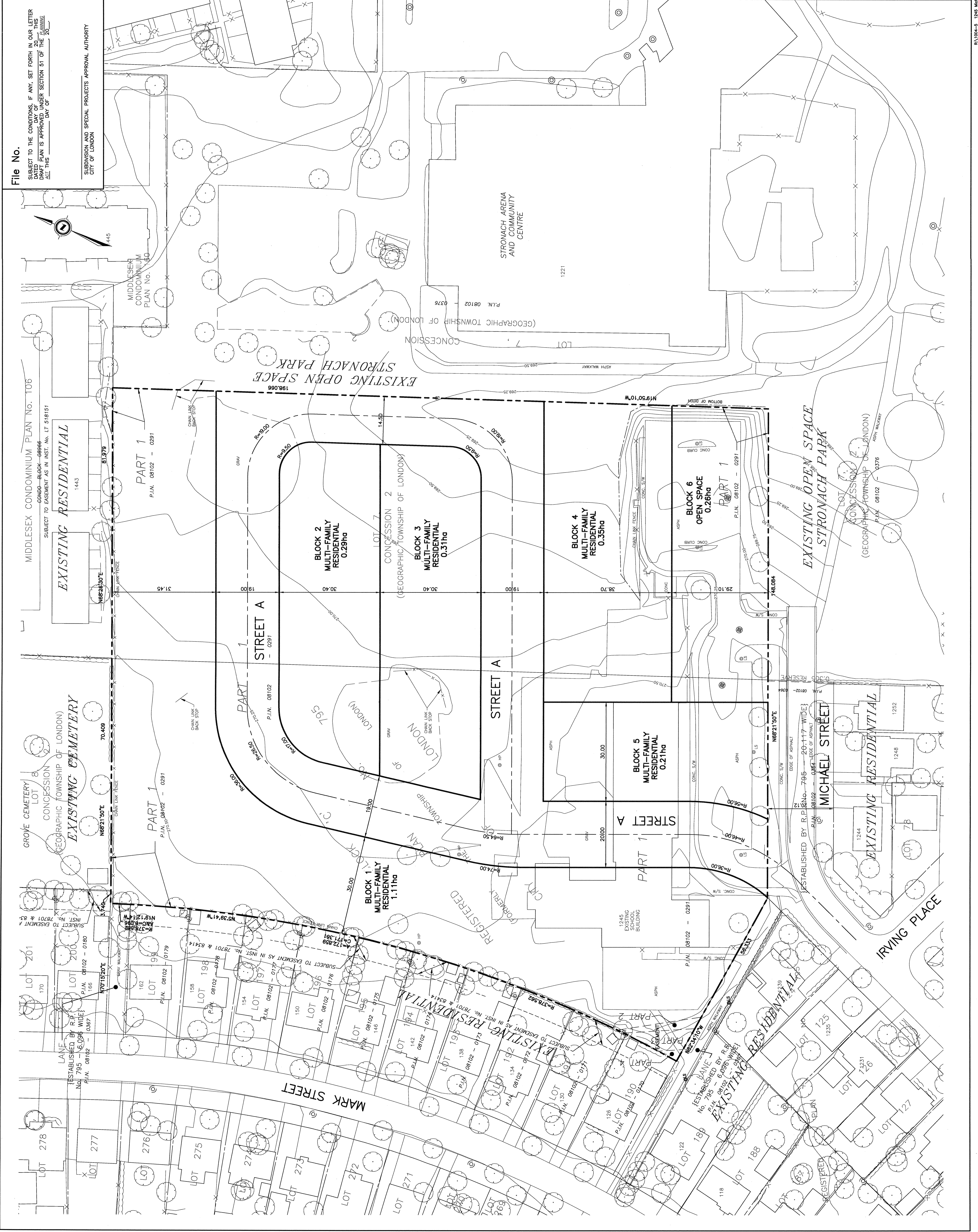
| | |
|------------------------------|------------------------------------|
| (g) AS SHOWN ON PLAN | (g) AS SHOWN ON PLAN |
| (h) AS SHOWN ON PLAN | (h) MUNICIPAL WATER |
| (i) AS SHOWN ON KEY PLAN | (i) SILT, SAND, CLAY, GRAVEL, PEAT |
| (j) MULTI FAMILY RESIDENTIAL | (j) AS SHOWN ON PLAN |
| (k) MUNICIPAL SEWERS | (k) AS SHOWN ON PLAN |
| (l) AS SHOWN ON PLAN | (l) AS SHOWN ON PLAN |

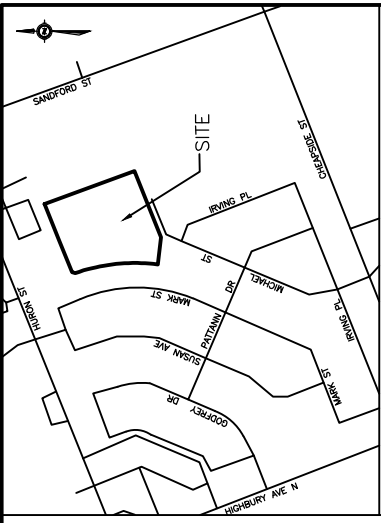
PROJECT
1245 MICHAEL STREET

WASTELL BUILDERS (LONDON) INC

RICOR
Engineering Ltd.
211 Adelaide St. South
London ON M5Z 3K7
519-963-0531
info@ricor.ca

| | |
|--------------------|-----------------|
| DATE | DATE |
| BY | BY |
| CHECKED | CHECKED |
| DATE | DATE |
| SCALE - 1 : 500 | DATE 2016-07-11 |
| PROJECT No. 1004-5 | |





KEY PLAN
SCALE - N.T.S.

LEGEND

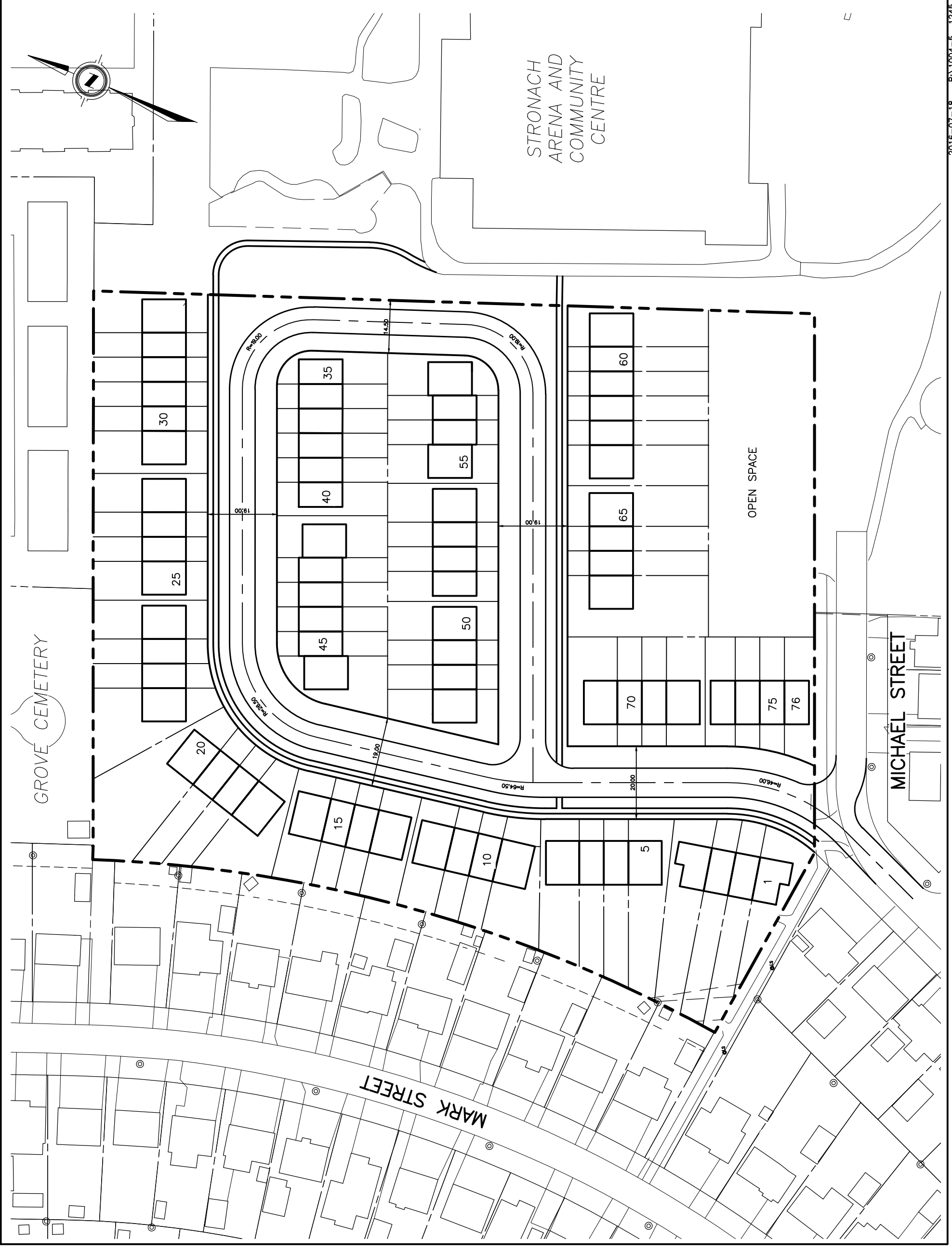
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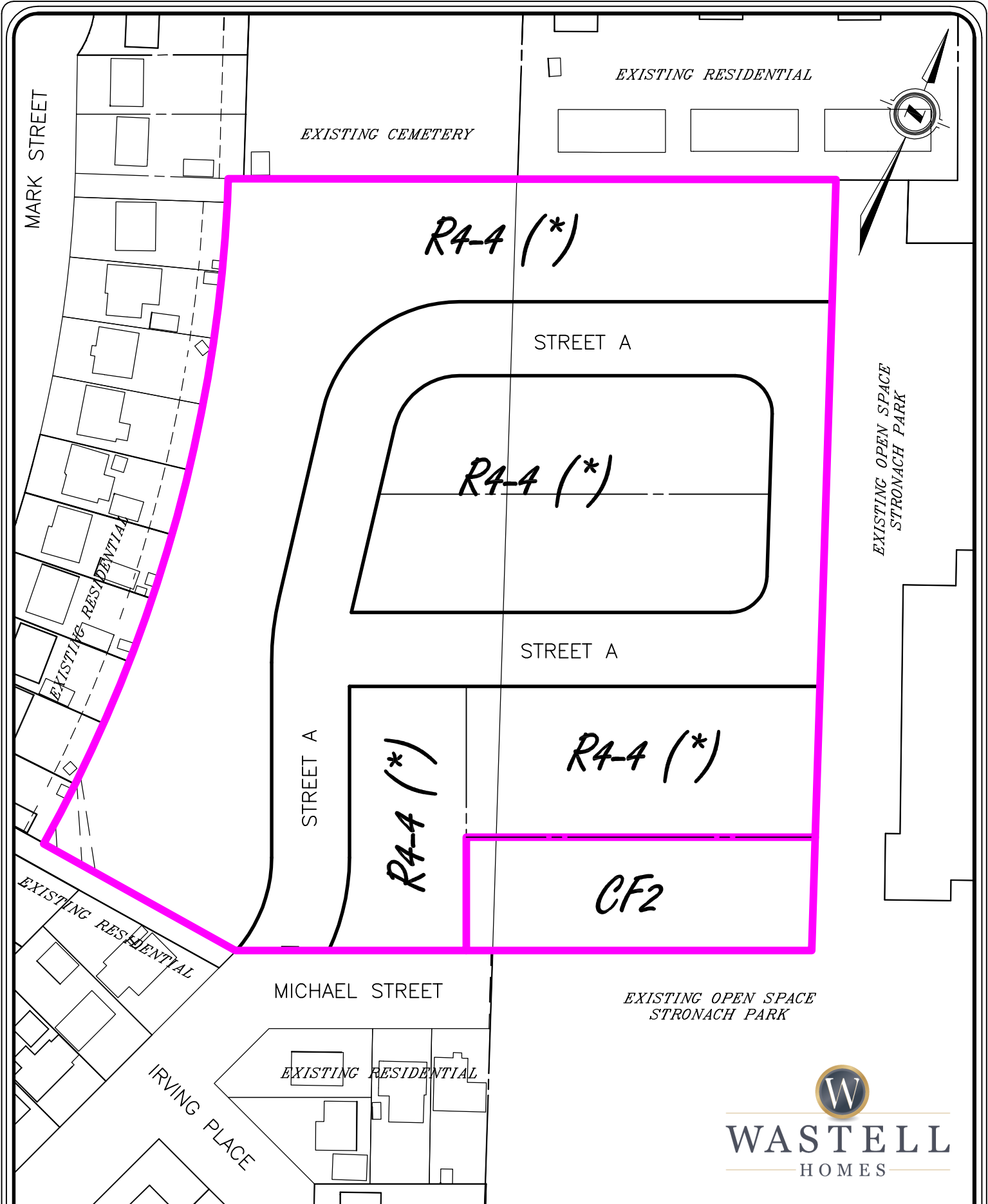
PROJECT
1245 MICHAEL STREET

TITLE
**FIGURE 2
CONCEPT PLAN**

RICOR
Engineering Ltd.
info@ricor.ca
211 Adelaide St. South
London ON N5Z 3K7
519-963-0531

SCALE - 1 : 1000
DESIGN BY: JP
DATE: 2016-07-19
PROJECT No.: 1004-5





PROJECT
1245 MICHAEL STREET

TITLE
ZONING SKETCH

SCALE - 1 : 1250
 12.5 0 25m

DESIGN BY: JNN
 DATE: 2016-07-20
 PROJECT No.: D5

