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London
CANADA

File 39T-16507 / H-8676
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September 20, 2016

NOTICE OF APPLICATION for Approval of Draft Plan of Subdivision and Removal of Holding Provision

The City of London has received an application for approval of draft plan of subdivision on a parcel of land as shown on the map attached. The proposed draft plan of subdivision is described below. The City has also received an application to remove a holding (h) symbol from the zoning on a portion of the subject lands. 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:** 1509 Ed Ervasti Lane and portion of 1295 Sandy Somerville Drive, located east of Kains Road; approximately 4.9 hectares (12 acres)
Planning District: Riverbend
Watershed: Thames River Downstream

PURPOSE AND EFFECT: The creation of a residential subdivision consisting of one (1) block for the purpose of a private cluster housing development, and which will facilitate a new phase of the Riverbend Golf Community.

PROPOSAL: **Draft Plan of Subdivision**
Consideration of a draft plan of subdivision consisting of one (1) residential development block. The proposed residential development consists of 36 single detached dwelling units and 21 townhouse dwelling units served by an internal private access road.

(These lands are also the subject of an application for Site Plan Approval – Application File No. SPA16-045)

Removal of Holding Provision

The zoning is Residential R6 Special Provision (R6-5(7)) and holding Residential R6 Special Provision (h•R6-5(22)). These zones permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, and stacked townhouse dwellings and apartment buildings. Permitted uses may be developed in the form of land lease community homes.

A request has been made to amend the zoning by-law to remove the holding “h” symbol from the zoning on a portion of the subject lands. The purpose of the “h” provision is to ensure the orderly development of lands and the adequate provision of municipal services. The “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

PLANNING POLICIES: The City of London Official Plan designates these lands as “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.

The subject lands are in the Neighbourhoods Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of uses such as single detached, semi-detached, duplex, triplex, and townhouse dwellings, and small-scale community facilities.

HOW TO COMMENT:

Please call in, mail, fax or email your comments by **October 26, 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 October 19, 2016.

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.

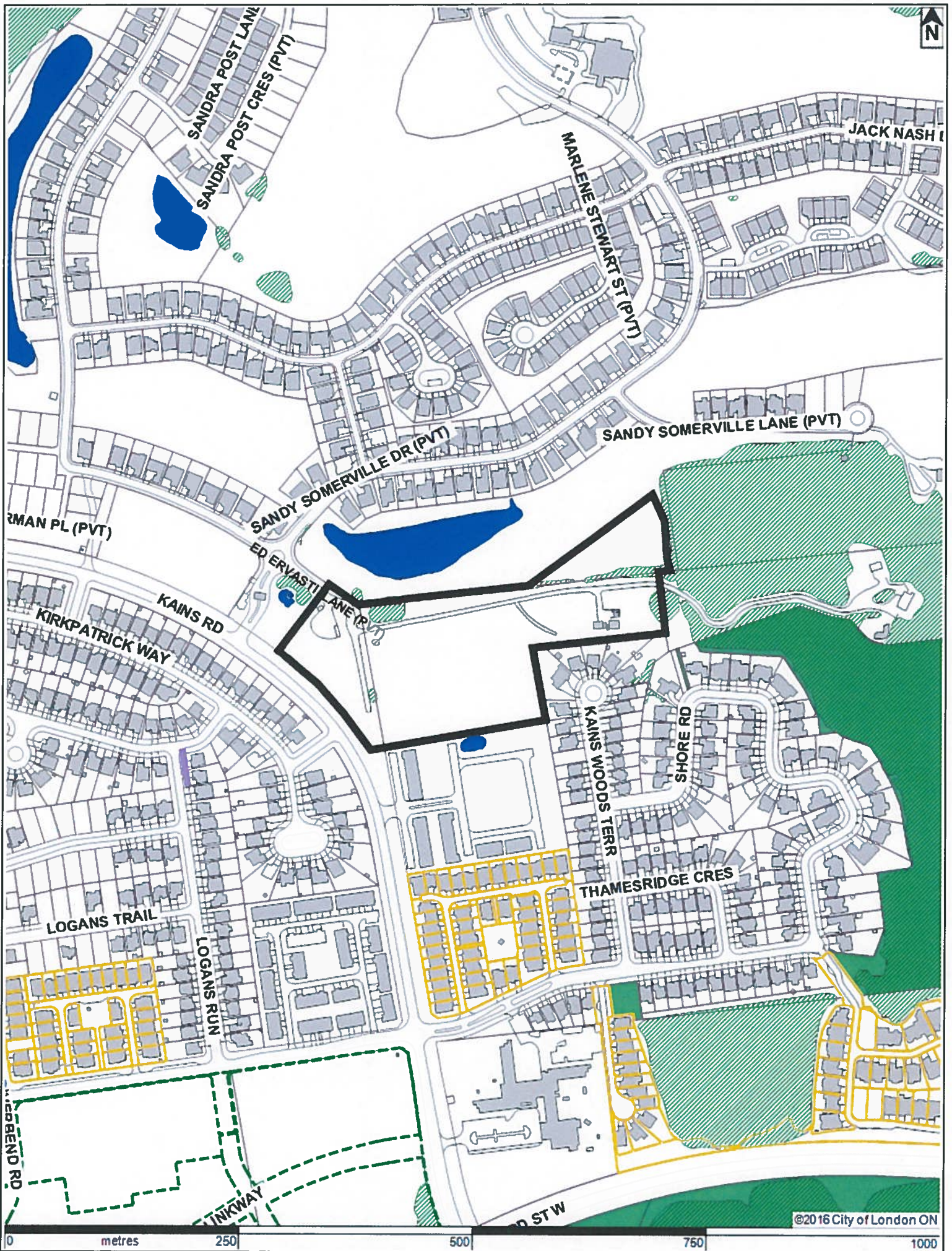
FOR MORE INFORMATION:

For additional information, please contact Larry Mottram at 519-661-2500 ext. 4866, referring to "Sifton Properties Limited / File Number 39T-16507 / H-8676", 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.



LOCATION MAP

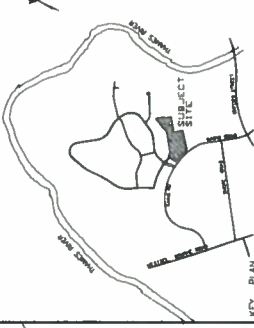
Subject Site: 1509 Ed Ervasti Lane and Portion of 1295
 Sandy Somerville Drive
 Applicant: Sifton Properties Limited
 File Number: 39T-16507 / H-8676
 Planner: L. Mottram
 Created By: LM
 Date: 2016-09-19
 Scale: 1:5000

LEGEND

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



RiverBend Residential Phase 9 Site Plan



RESIDENTIAL DESIGN DATA

REQUIRED	PROVIDED
ZONING	RG-5(7) / RG-5(22)
SITE AREA	4,991 sq
NO. OF UNITS	TOTAL=57
DENSITY (max 30 units/ha)	12 units/ha
GROSS FLOOR AREA	N/A
SITE COVERAGE (45% max)	35
HEIGHT (12.0m maximum)	SINGLE STOREY
LANDSCAPED OPEN SPACE (30% minimum)	65
PARKING SPACES (1/10 unit)	72
STREET LIGHTING SPACES (1/10 unit)	7



- UNITS**
- A-BUSWOOD
 - B-HICKORY
 - C-HEALDICK

NOTES

- WASTE AND RECYCLING MATERIALS ARE TO BE STORED WITHIN EACH INDIVIDUAL DWELLING UNIT
- LAND LEASE COMMUNITY HOMES PERMITTED UNDER RG-5(7)

STREETLIGHT NOTES

- ALL FIXTURES AND POLES TO BE IN CONFORMANCE WITH PREVIOUS PHASES (RING LUMINAIRE)
- LIGHTING TO NOT AFFECT ADJACENT PROPERTIES

REVISION: **SEP 08 2016**

**CITY OF LONDON
DEVELOPMENT SERVICES**



**PHASE 9
RIVERBEND GOLF COMMUNITY**
City of London
County of Middlesex

Project No. **60333723**
Scale 1:750
Drawn By: NJM
Checked By: P.M.
Date: JUNE 2016

