



39T-16503/OZ-8637
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October 28, 2016

NOTICE OF PUBLIC MEETING BEFORE PLANNING AND ENVIRONMENT COMMITTEE
Application for Approval of Draft Plan of Subdivision and Official Plan and Zoning By-law Amendment
39T-16503/OZ-8637

APPLICANT: Barvest Realty Inc. (Zelinka Priamo Ltd c/o Michelle Doornbosch)

LOCATION: **Municipal Address:** 58 Sunningdale Road West

Planning District: Sunningdale

Watershed: Medway

Assessment Roll Number: 090450224010000

PURPOSE AND EFFECT: The purpose and effect is to permit the development of a subdivision with 41 single detached lots, one (1) medium density block (1.72ha) and two (2) commercial blocks (5.7h total) and two (2) residential part blocks, all served by an extension of Callingham Drive, an extension of Pelkey Road, and three (3) new local street.

PROPOSAL: Consideration of a draft plan of subdivision consisting of 41 single detached lots (Lots 1-41), 1 medium density residential block (Block 44), 2 commercial blocks (Block 45 & 46), extension of two primary collector streets Callingham Drive and Pelkey Road, 3 local streets (Streets "A" "B" & "C"), 1 road widening block (Block 47), 1 future road allowance block (Block 48) and 2 residential part blocks (Blocks 42 & 43).

Possible Amendment(s) to the Official Plan to change the designation from Multi Family Medium Density Residential to Community Commercial Node to allow all types of retail outlets including department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses such as real estate, insurance and travel agencies; community facilities, such as libraries or day care centres; professional and medical/dental offices; commercial and private schools and some small scale office uses with a proposed gross floor area of 16, 778 m² (180,600 ft²)

Possible Amendment to Zoning By-law Z.-1 to change the zoning of the lands from an Urban Reserve (UR3) Zone to:

- A Residential R1 Special Provision (R1-6 ()) Zone, to permit single detached dwellings with a minimum lot frontage of 15.0 metres, a minimum lot area of 450m², a maximum height of 10.5 metres and a maximum 2.8 metre interior sideyard setback for dwelling units two storeys or higher; and
- A Residential R5 Special Provision (R5-7 ())/ Residential R6 Special Provision (R6-5 ()) Zone, to permit medium density development in various forms of townhouses and cluster townhouses to a maximum density of 60 units per hectare and height of 12 metres maximum and to permit cluster housing from single detached dwellings to townhouses and apartments to a maximum density of 35 units per hectare, a height of 12 metres maximum and with a 4.5 metre minimum front and exterior yard setback; and
- A Community Shopping Area Special Provision (CSA4 ()) Zone, to permit various retail and commercial uses with a 20, 000 square metre maximum gross floor area, a 0 metre minimum front and exterior side yard setback, a 15 metre maximum height and 1 parking space per 30m² for all uses excluding office uses.

The City may consider applying holding provisions in the zoning to ensure for but not limited to the adequate provision of municipal services and that a subdivision agreement or development agreement is entered into; street orientation and the provision of urban design features; and the consolidation of part blocks with adjacent lands.

**PLANNING
POLICIES:**

The Official Plan designates these lands "Low Density Residential" allowing residential uses to a maximum of 30 units per hectare; "Multi Family Medium Density Residential" which permits residential uses to a maximum of 75 units per hectare; "Community Commercial Node" which permit all types of retail outlets including department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses such as real estate, insurance and travel agencies; community facilities, such as libraries or day care centres; professional and medical/dental offices; commercial and private schools and some small scale office uses: and a Special Policy Chapter 10 cxxix, that states the Multi Family Medium Density lands provide a transition between the High Density Residential lands on Richmond Street and the Low Density Residential lands to the west as the main permitted uses.

The site is presently within Urban Reserve (UR3) Zone which permits existing dwellings, agricultural uses (except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities), conservation lands, managed woodlot, wayside pit, and passive recreation use.

**PUBLIC
MEETING:**

By letter dated June 21, 2016, you were advised of the proposed plan of subdivision and any possible amendments to the Official Plan or Z.-1 Zoning By-law.

As an interested property owner in the area, you are now advised that the Planning and Environment Committee will consider this application at its public meeting on **Monday, November 14, 2016, at 5:45 p.m.**, or thereafter. Meetings are held in Council Chambers on the third floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that Planning and Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

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 speak on your behalf at the meeting.

Your representative on City Council, Councillor Josh Morgan (519-661-2500 ext. 4007; email joshmorgan@london.ca), Ward 7 would be pleased to discuss any concerns you may have with this application.

Comments that were received within 45 days from the date that the Notice of Application was sent will be 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.

APPEALS:

If a person or public body does not make oral submissions at a public meeting 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.

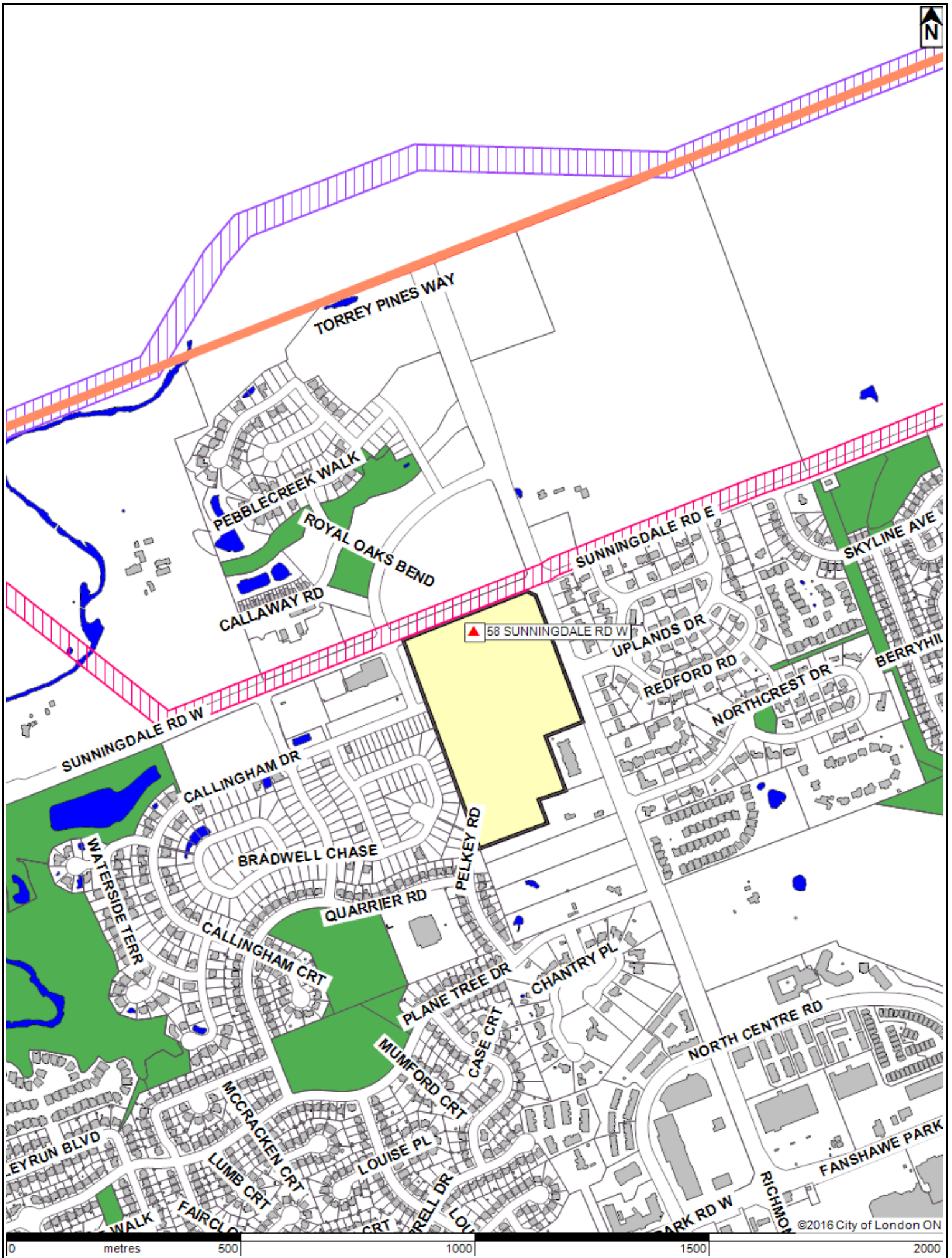
**FOR MORE
INFORMATION
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For additional information, please contact Craig Smith at 519-661-2500 ext. 5924, referring to "File 39T-165030/OZ8637", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 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: 58 Sunningdale Rd W
 File Number: 39T-16503
 Planner: **Craig Smith**
 Created By: **Barb Mellen**
 Date: **2016-10-28**
 Scale: **1:10100**

LEGEND

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

