



London
CANADA

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

39T-16508/Z-8697
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November 17, 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 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: DNL Group Inc. on behalf of 2178254 Ontario Inc.

LOCATION: **Municipal Address:** 3425 Emily Carr Lane (*map attached*)

Planning District: Longwoods

Watershed: Dingman Creek

Assessment No's: 080050140000000

PURPOSE AND EFFECT: The purpose and effect of this application is to permit the development of a Multi-Family Medium Density Residential plan of subdivision on a 4.09 hectare parcel of land located southeast of Wharncliffe Road South, west of White Oak Road.

PROPOSAL: Consideration of a Plan of Subdivision consisting of 33 residential units in the form of single detached dwellings, three medium density residential blocks (Blocks 40, 41 and 45), one walkway block (Block 42), and 3 local public streets (an extension of Lismer Way to the west, an extension of Emily Carr Lane from the south, and a new Street "Lauren Harris Way")

For the lands under consideration, a Zoning By-law amendment (OZ-8697) have also been received (see detail below).

Possible change to Zoning By-law Z.-1 from an Urban Reserve (UR3) Zone and Urban Reserve (UR6) Zone to a ,

- a Residential R1 (R1-2) Zone to permit single detached dwellings with a minimum frontage of 9.0 metres (29.5 feet) and a minimum lot area of 300 square metres (3,229 square feet);
- a Residential R1 (R1-3) Zone to permit single detached dwellings with a minimum frontage of 10.0 metres (32.8 feet) and a minimum lot area of 300 square metres (3,229 square feet);
- a Residential R1 (R1-4) Zone to permit single detached dwellings with a minimum frontage 12.0 metres (39.37 feet) and a minimum lot area of 360 square metres (3,875 square feet);
- a Residential R3 (R3-1)/Residential (R4-1) Zone to support medium density residential uses such as fourplexes and townhomes; and
- a Holding Residential R9 Zone (h-17.R9-1) to support medium density residential uses such as low rise apartment buildings and senior citizens apartments. The holding provision is to encourage street orientation developments which demonstrates how the front façade of the units can be oriented to all abutting streets.

The City is also considering the following amendment:

- 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.

**PLANNING
POLICIES:**

The Official Plan designates the subject property as "Multi-Family Medium Density Residential" which allows multiple attached dwellings at a maximum density of 75 units per hectare as the main permitted uses.

**HOW TO
COMMENT:**

Please call in, mail, fax or email your comments by December 8, 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:** Your comments and opinions submitted to the City on this matter, including your name and address, will become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

Your representative on City Council, Councillor Anna Hopkins (City Hall Telephone Number: 519-661-2500 ext. 4009), 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 Planning in respect of the proposed Plan of Subdivision before the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision; the person or public body is not entitled to appeal the decision of the Manager of Development Planning 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:**

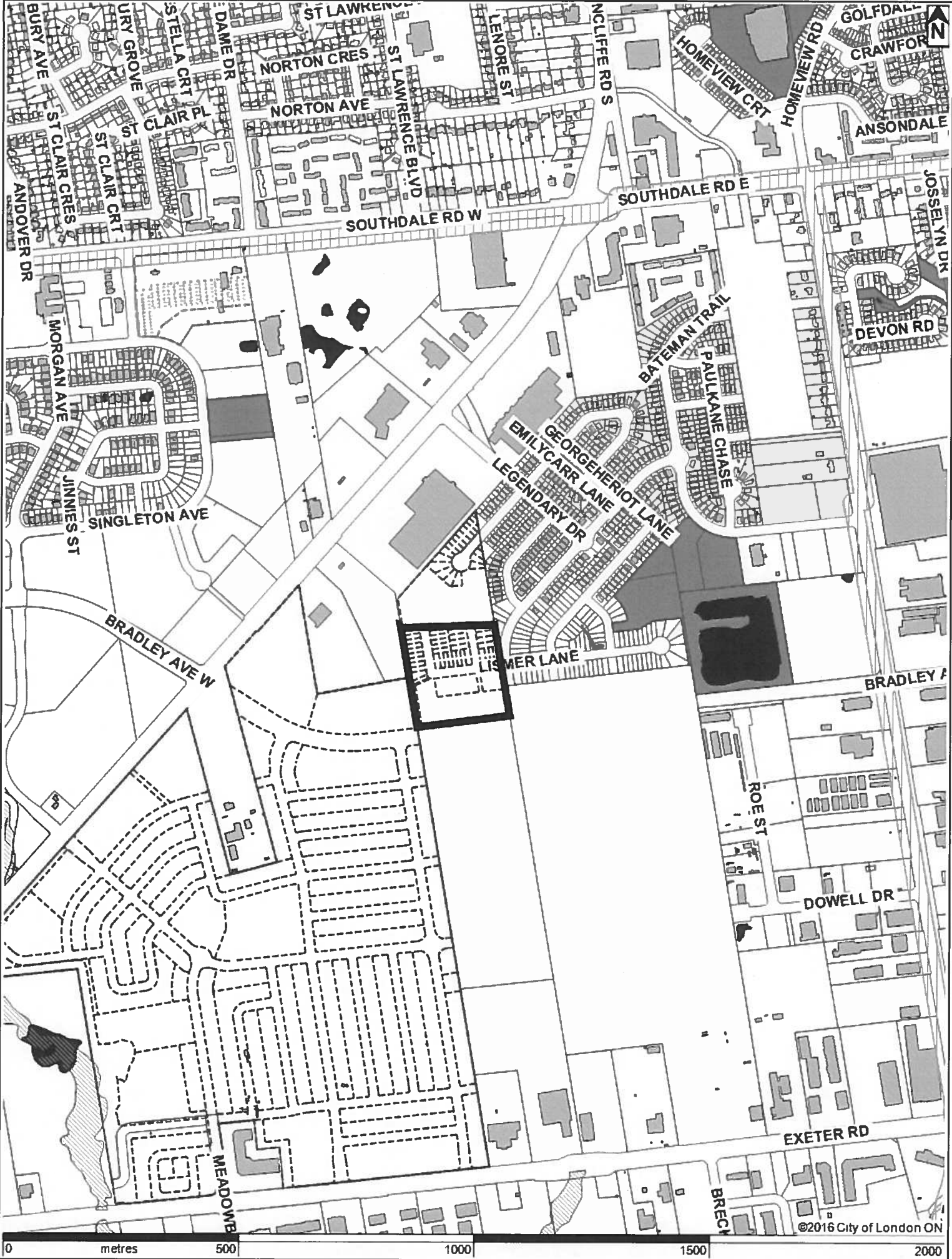
The appropriateness of the proposed plan of subdivision will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

**FOR MORE
INFORMATION:**

For additional information, please contact Alanna Riley at 519-661-2500 ext. 4579, referring to "File 39T-16508/Z-8697", or inquire at the Development Planning Division, 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 Planning, Development Services Division, 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 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.



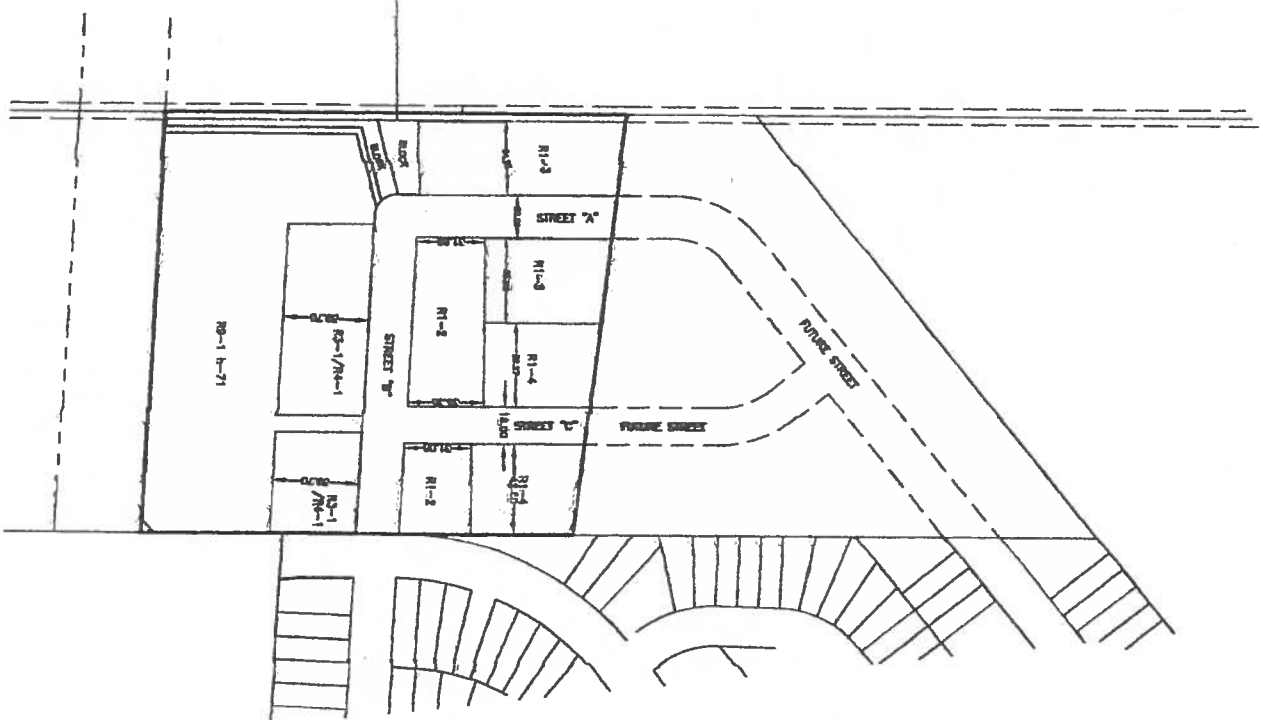
LOCATION MAP

Subject Site: 3425 Emily Carr Lane
Applicant: FARHI HOLDINGS CORP
File Number: Z-8697
Planner: Alanna Riley
Created By: Alanna Riley
Date: 2016-11-18
Scale: 1:10100

LEGEND

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

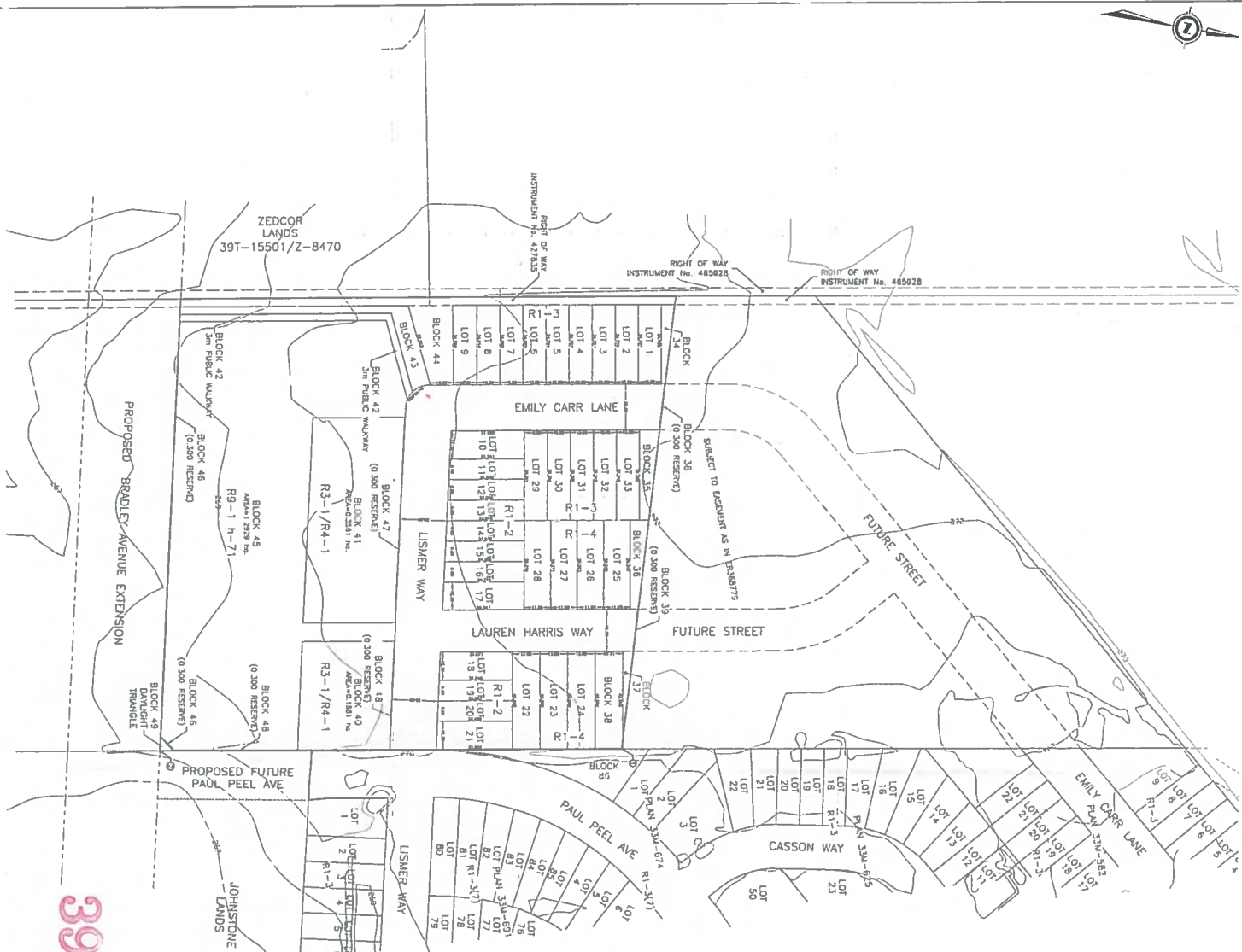




CONCEPT PLAN
OF PART OF
LOT 33, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX
2016
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

AGM		ARCHIBALD, GRAY & MCKAY LTD.	
PLAN - SURVEY - ENGINEER		3014 WHITE OAK ROAD, LONDON, ON, N6E 2Z6	
PHONE 819-885-5300		FAX 819-885-5300	
EMAIL hgray@agm.on.ca		WEB www.agm.on.ca	
DRAWN BY: CAM	SCALE: 1"=100'	DATE: 07-27-17	PLAN NO: 1-A-4581
CHECKED BY: BAKER	DATE: 07-27-17		
FILE NO: 17-02-33-7			

P:\Projects\Westminster\17-02-33-7\17-02-33-7\DWG\170233-413.dwg



Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 201____, this draft plan is approved under Section 51 of the Pension Act this _____ day of _____, 201_____.



STAIN 10 JARS

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE FOUNDERS OF THE LAND TO BE SURVEYED AS SHOWN ON THIS PLAN AND BEEN RE-APPROVED TO ALLOCATE LANDS ARE ACCURATELY AND COMPLETELY SHOWN.

ON THIS RUN AND THEIR RELATIONSHIP TO ALLOCATION ERRORS ARE ACCURATELY AND CORRELATIVELY SHOWN.

Date

Project 2: 00000

OLN GROUP INC.

DATE _____ NAME _____

(a) AS SHOWN ON PLAN	(d) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(e) PER 2.5.2.1
(c) AS SHOWN ON ERY PLAN	(f) SHOWN

(A) SHOW FULLY RECORDED	<input type="radio"/> (C) AS SHOWN ON PLAN
(A) AS SHOWN ON PLAN	<input type="radio"/> (D) FULL DETAILS
(A) AS SHOWN ON PLAN	<input type="radio"/> (E) NONE

SAVILE FAMILY RESIDENTIAL
LOTS 1 TO 87 (BETWEEN RAILROADS)
323.0 AC.

ROADS AND RESERVES STREET NAMES BLOCK	S 4313 AC.
TOTAL AREA	7.939 AC.

BOARDS IN CHARGE AND THE BOARD HAS NO RECORD TO C
WOMAN WITH HER UNCLE, PAGE 17

WILSON, C. (continued)		Date	
Field No.	Locality	Altitude	Collector
6542
6543
6544
6545
6546
6547
6548
6549
6550

DESTRUCTION OF THE PLAN WAS ASSURED BECAUSE LATE DELIVERIES AND USE OF CARRYING CAPACITY OF AIRCRAFTS OF ALLIED FORCES BY A SMALL FLEET OF 1000-1500 T-7.

METRIC:
 REDUCED SPENDING FOR THE PLAN AND CAN BE CONVERTED TO FLEX
 BY ORDER OF \$3,000.
 40424 DOWNS ON THE PLAN AND 4 HOURS AND CAN BE CONVERTED TO AGENS
 BY REPLYING BY 2,07754.

ACGM
 PLUM SERVICES • EXHIBITION

APPROVED BY THE
 2007-2008 CONSUMER LIAISON, 800-452-2735

Product: Model:
 Serial: Date of purchase:
 Name: Address:
 City: State: Zip:
 Phone: Fax: E-mail:
 Signature: Date:

PLUM No. **91-4913**