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London
CANADA

39T-16508/Z-8697
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June 20, 2018

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

On June 21, 2017 a notice of revised subdivision draft plan approval and zoning by-law amendment was circulated to all internal, external agencies and the Public. The City of London has received a further revision of the application to subdivide a parcel of land as shown on the map attached. The June 20, 2018 revised proposed draft plan of subdivision is described below and attached. The City of London has also received a revised Zoning By-law Amendment application. We are advising you of these applications to invite your comments and the comments.

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 2.8 hectare parcel of land located southeast of Wharncliffe Road South, west of White Oak Road.

PROPOSAL: Consideration of a Plan of Subdivision consisting of seven (7) medium density residential blocks, two (2) local public street and the extension of Lismer Way to the west.

For the lands under consideration, a Zoning By-law amendment (Z-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 Residential R5 Special Provision (R5-7(_)) Zone to permit cluster townhouse dwellings with a minimum 4.5m exterior and front yard setback and a Residential R4 (R4-6) Zone to permit street townhouse dwellings.

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, noise attenuation and design features are implemented and the adequate provision of municipal services are provided to the satisfaction of the City of London a development agreement is required to be executed.

**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 July 21, 2018 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 Local Planning Appeals Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal unless, in the opinion of the Tribunal, 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 Craig Smith at 519-661-CITY ext. 5924, 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.








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LOCATION MAP

File Number: 39T-16508 / Z-8697
 Location: 3425 Emily Carr Lane and 1160 Wharncliffe Road South
 Created By: Ania Serrano
 Date: 2016-10-17
 Scale: 1:10100

LEGEND

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



Revised Proposed Zoning, June 20, 2018

