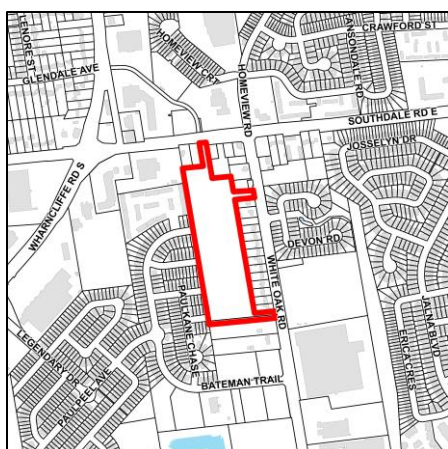




NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendments

3087 White Oak Road



File: 39T-18505/Z-8980

Applicant: MHBC Planning (Scott Allen) (Owner: Whiterock Village Inc.)

What is Proposed?

A Draft Plan of Subdivision and Zoning By-law amendments to allow for:

- 72 single detached dwelling lots
- Two (2) medium density residential blocks proposed for a low-rise apartment and cluster townhouse dwelling uses
- Public road access via the extension of Bateman Trail, Petty Road, Biddulph Street and Lemieux Walk, connecting to Southdale Road East and White Oak Road.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 14, 2019**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: 39T-18505/Z-8980

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Elizabeth Peloza Ward 12

epeloza@london.ca

519-661-CITY (2489) ext. 4012

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: December 20, 2018

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Draft Plan of Subdivision

Draft Plan of Subdivision (please refer to attached map) consisting of:

- 72 single detached dwelling lots
- Two (2) medium density residential blocks proposed for a low-rise apartment building and cluster townhouse dwelling uses (Block 100 & Block 101)
- One future development block (Block 102)
- Two (2) 0.3 m reserves
- All served by extending one secondary collector (Bateman Trail) and three local streets (Petty Road, Biddulph Street and Lemieux Walk)

Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Requested Zoning (Please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone, and a Residential R1 (R1-10) Zone to:

- Residential R1 (R1-3) Zone (Lots 1-72) – to permit single detached dwellings with a minimum lot frontage of 10m and a minimum lot area of 300m².
- Residential R6 Special Provision/Residential R8 Special Provision (R6-5()/R8-4()) Zone (Block 100) – to permit cluster single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, apartment buildings, townhouse and stacked townhouse dwellings, and handicapped person's apartment buildings, lodging house class 2, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities. Special provisions are requested to allow for an increased maximum density of 75 units per hectare, and reduced front and exterior side yard setbacks of 3m.
- Residential R6 Special Provision/R8 Bonus (R6-5()/R8-4*B-) Zone (Block 101) – to permit cluster single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, apartment buildings, townhouse and stacked townhouse dwellings, and handicapped person's apartment buildings, lodging house class 2, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities, with special provisions to allow for an increased maximum density of 75 units per hectare, and a bonus zone to allow for an increased height of 15.5m and density of 78 units per hectare for a four storey apartment building with 41 dwelling units and reduced front, exterior and rear yard setbacks of 3m.
- holding Urban Reserve Special Provision (h-()*UR4()) Zone (Block 102) – to permit existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, and riding stables, with a special provision for a minimum lot frontage of 10m and a minimum lot area of 0.166 ha.

The City is also considering the following amendments:

- Special Provisions in zoning to implement the urban design requirements and considerations of the Southwest Area Secondary Plan;
- Adding holding provisions for the following: urban design, municipal servicing, phasing, and the orderly development of lands with proximity to a class III industry

An Environmental Impact Study (EIS) report prepared by Natural Resource Solutions Inc., dated August, 2018, was submitted with the application for draft plan of subdivision. The EIS report is available for public review during regular business hours at the City of London, Development Services, 6th Floor, City Hall.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the 1989 Official Plan and The London Plan, London's long-range planning documents. These lands are currently designated as "Low Density Residential", "Multi-Family, Medium Density Residential" and "Auto-Oriented Commercial Corridor" in the 1989 Official Plan which permits low-rise, low intensity uses in the "Low Density Residential" designation, multiple attached housing forms at higher densities and building forms in the "Multi-Family, Medium Density Residential"

designation and a range of commercial uses along Southdale Road East in the “Auto-Oriented Commercial Corridor”.

The lands are also within the North Longwoods Neighbourhood in the Southwest Area Secondary Plan which provides more detailed policy guidance than the general 1989 Official Plan policies. The site is similarly designated “Low Density Residential”, “Medium Density Residential” and “Commercial” in the Southwest Area Secondary Plan, and the North Longwoods Area Plan.

The lands are within the “Shopping Area” and “Neighbourhoods” place types of The London Plan, with frontage on Neighbourhood Streets, Neighbourhood Connectors and Civic Boulevards. A range of commercial and residential uses are permitted in the “Shopping Area” place type, and a range of low-rise residential uses are permitted on Neighbourhood Streets and Connectors, though higher intensity forms of development are directed to sites with frontage on higher order roads like Civic Boulevards and Urban Thoroughfares.

The site is mostly within an Urban Reserve (UR4) 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, passive recreation use, kennels, private outdoor recreation clubs, and riding stables; and a portion is within the Residential R1 (R1-10) zone which permits single detached dwellings with a minimum lot frontage of 22m and a minimum lot area of 925m².

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City’s planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City’s Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff’s recommendation to the City’s Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority’s Decision

If you wish to be notified of the Approval Authority’s decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Development Services, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentservices@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

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 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 Director, Development Services to the Local Planning Appeal Tribunal.

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 before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

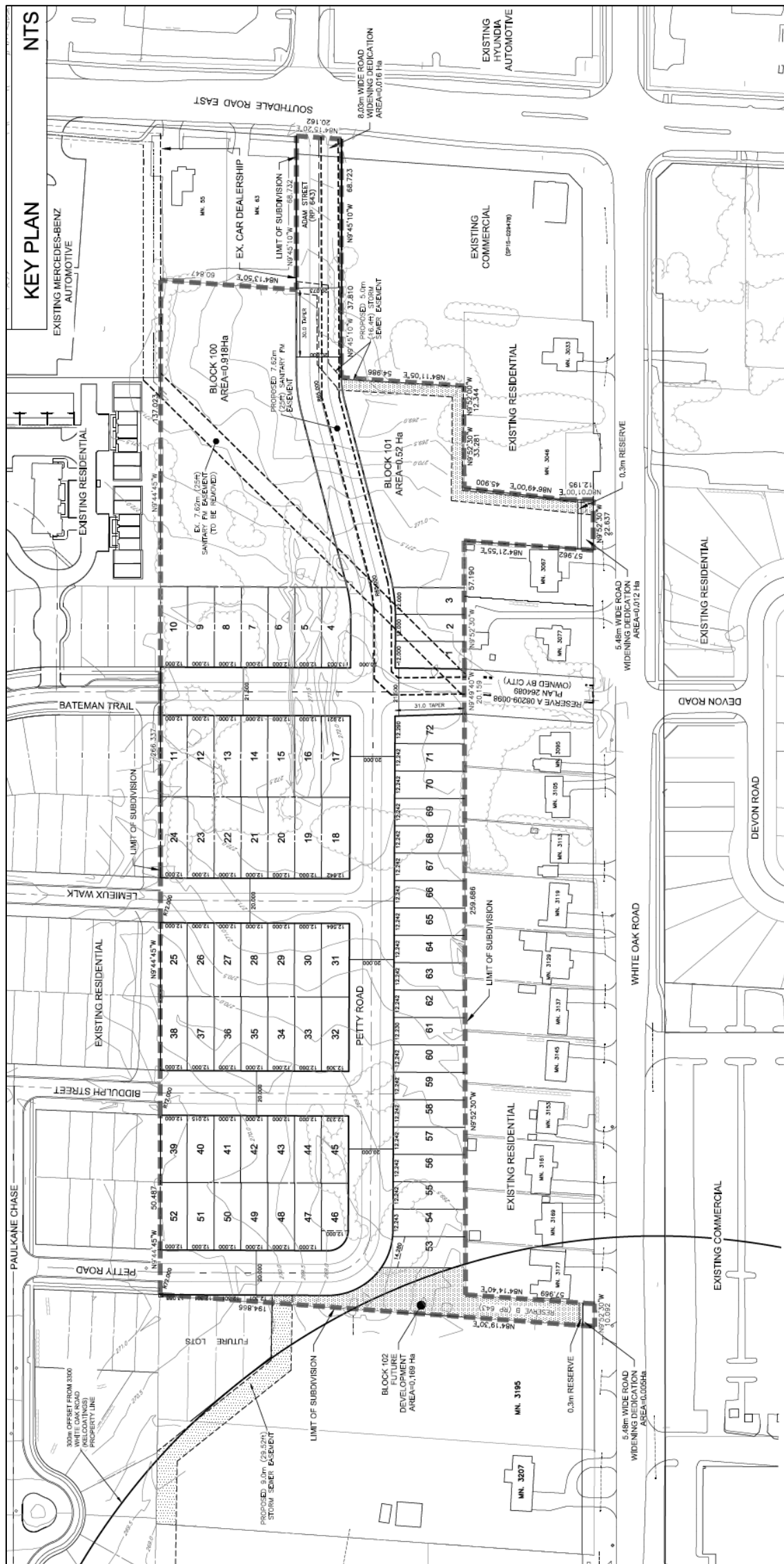
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at 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-CITY (2489) ext. 4937.

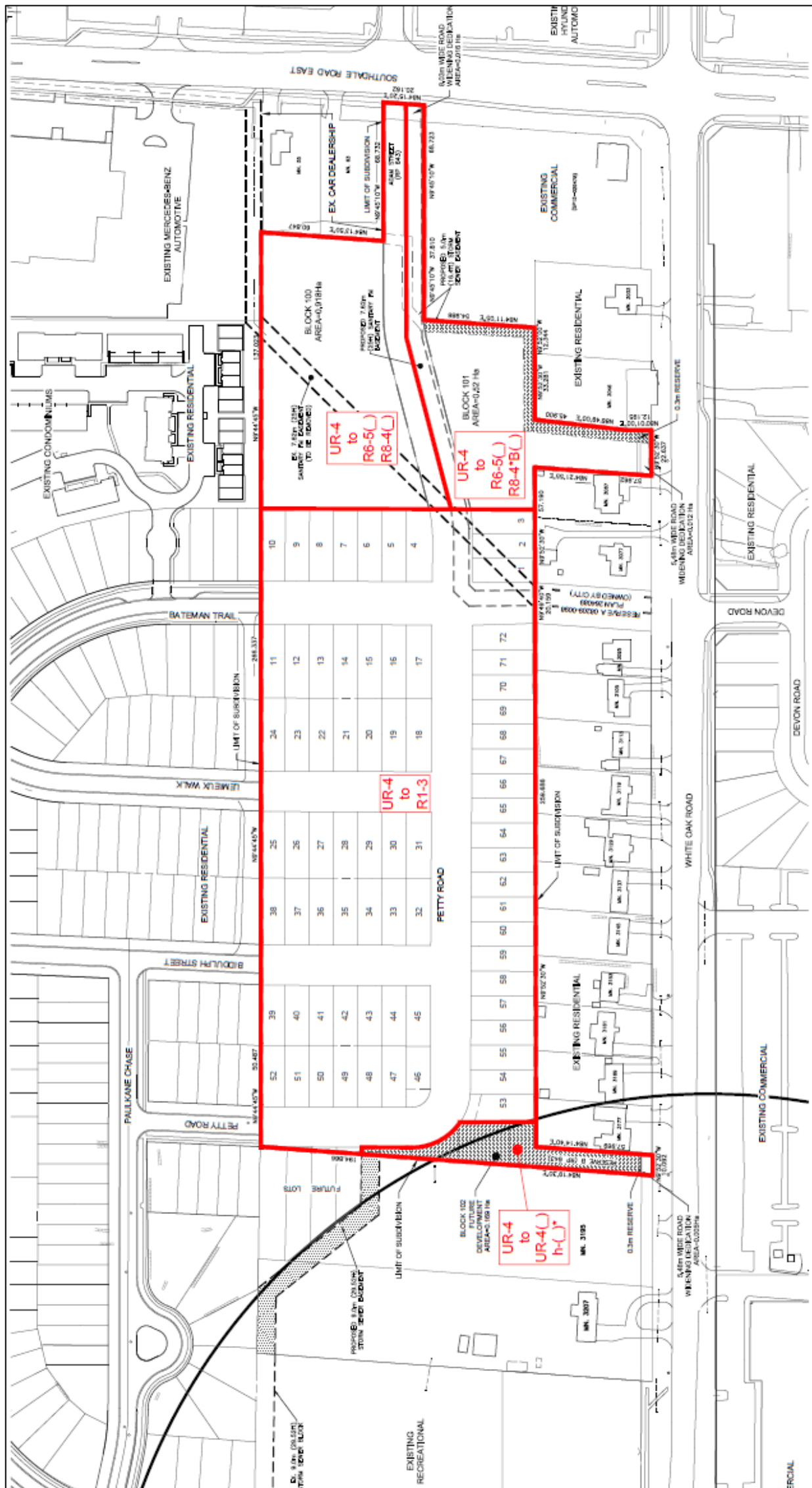
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Requested Plan of Subdivision



The above image represents the applicant's proposal as submitted and may change.

Requested Zoning



The above image represents the applicant's proposal as submitted and may change.



Proposed Subdivision Layout

The above image represents the applicant's proposal as submitted and may change.

CONCEPTUAL RENDERING

LOTS 1 TO 72



PRELIMINARY DESIGN CONCEPT

CLUSTER TOWNHOUSING LAYOUT (BLOCK 100)



CONCEPTUAL BUILDING FORM

LOW-RISE APARTMENT (BLOCK 101)



Conceptual Renderings

The above images represent the applicant's proposal as submitted and may change.