

NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

1938 & 1964 Commissioners Road East and Portion of 1645 Hamilton Road



File: 39T-19501 / Z-9015

Applicant: Sifton Properties Limited

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- 37 single detached lots, five (5) single detached blocks, two (2) multi-family blocks, one (1) future development block, eight (8) park blocks, one (1) open space block, six (6) open space buffer blocks, served by two (2) local streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 29, 2019**

Larry Mottram

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519-661-CITY (2489) ext. 4866

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

File: 39T-19501 / Z-9015

london.ca/planapps

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

Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

**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.**

Application Details

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

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 37 single detached lots (Lots 1-37), five (5) single detached blocks (Blocks 38-42), two (2) multi-family blocks (Blocks 43-44), one (1) future development block (Block 62), eight (8) park blocks (Blocks 45-52), one (1) open space block (Block 59), six (6) open space buffer blocks (Blocks 53-58), one (1) road widening block (Block 60), and one (1) 0.3 metre reserve (Block 61) serviced by two (2) local streets (Streets A and B), with public road connections to Constance Avenue, and the future extensions of Kettering Street and Holbrook Drive.

Requested Zoning By-law Amendment

To change the zoning from Urban Reserve UR4, Open Space OS4, and holding Open Space (h-2•OS4) Zones to a Residential R1 Special Provision (R1-3(16)) Zone, a Residential R1 Special Provision (R1-3(*)) Zone, a Residential R1 Special Provision (R1-3(**)) Zone, a Residential R1 Special Provision (R1-4(28)) Zone, a Residential R5/R6 Special Provision (R5-6(8)/R6-5(31)) Zone, a Residential R5/R6 Special Provision (R5-5()/R6-5()) Zone, an Open Space OS1 Special Provision (OS1(3)) Zone, and an Open Space OS4 Zone. 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)

Zone(s):

- **R1-3(16) Zone** – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres;
- **R1-3(*) Zone** – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; together with a special provision for a front yard setback to main building (minimum) of 3.0 metres, and rear yard setback (minimum) of 3.0 metres;
- **R1-3(**) Zone** – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; together with a special provision for a setback from hydro corridor easement (minimum) of 0.5 metres (Setback from hydro corridor easement shall mean the shortest horizontal distance between the nearest boundary of a hydro corridor easement and the nearest part of any residential or accessory building, and in no case shall it be less than 6.0 metres from the rear lot line for any residential building);
- **R1-4(28) Zone** - to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres;
- **R5-6(8)/R6-5(31) Zone** – to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
- **R5-5()/R6-5()** - to permit townhouses and stacked townhouses up to a maximum density of 45 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; together with a special provision for a front yard setback to main building (minimum) of 4.5 metres, rear yard depth to an OS Zone (minimum) 4.0 metres, and interior side yard depth to an OS Zone (minimum) of 1.2 metres;
- **OS1 and OS1(3)** - to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks; and,
- **OS4** – to permit conservation lands, conservation works, golf courses, public and private parks, and sports fields all without structures.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads.

An Environmental Impact Study has been prepared by AECOM dated May 18, 2018 to assist in the evaluation of this application. The EIS report is available for public review during regular

business hours at the City of London Development Services, 6th floor, City Hall, or on the website at london.ca/planapps.

The property at 1645 Hamilton Road is also the subject of an application for a Consent for Severance and Conveyance of the portion of lands included within the proposed draft plan of subdivision (File No. B.050/18).

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential, Multi-family, Medium Density Residential, and Open Space in the Official Plan, which permits single detached, semi-detached, duplex and multiple attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; and small-scale nursing homes, rest homes, and homes for the aged; public open space uses such as public parks, and private open space uses such as cemeteries and private golf courses, as the main uses. The subject lands are in the 'Neighbourhoods' and 'Green Space' Place Types in *The London Plan*.

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](http://london.ca/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 developmentsservices@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 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.

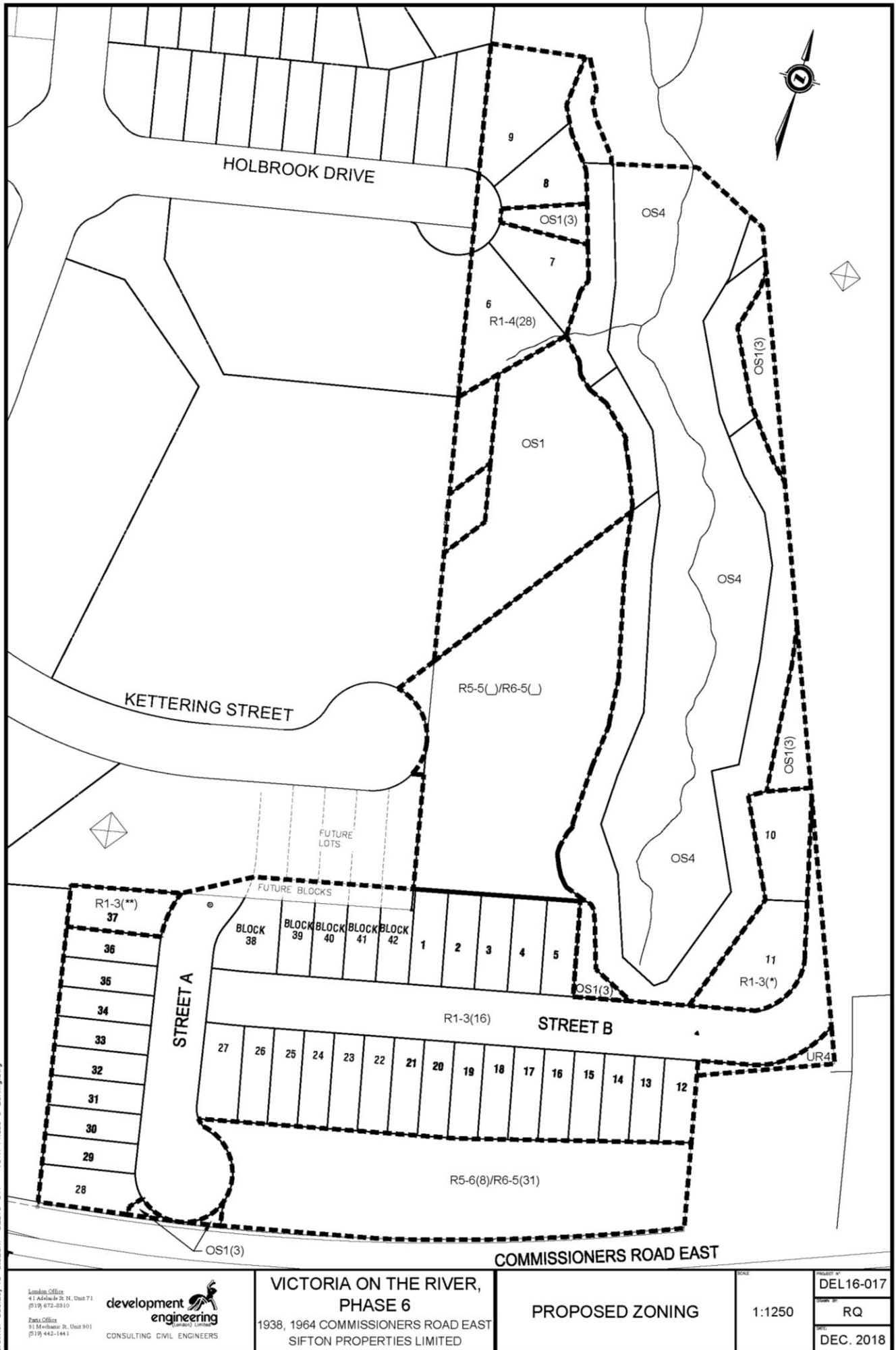
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Requested Draft 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.