



# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision and Zoning By-law Amendment

### 1176, 1200 and 1230 Hyde Park Road and a Portion of 1150 Gainsborough Rd



File: 39T-19502 / Z-9040

Applicant: Northwest Crossings London Limited

#### What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- Two (2) mixed use residential blocks, five (5) residential blocks, two (2) open space blocks, served by one (1) new local street.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 24, 2019**

Craig Smith

[lcrsmith@london.ca](mailto:lcrsmith@london.ca)

519-661-CITY (2489) ext. 5924

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO BOX 5035 N6A 4L9

File: 39T-19502 / Z-9040

[london.ca/planapps](http://london.ca/planapps)

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

Steve Lehman

[slehman@london.ca](mailto:slehman@london.ca)

519-661-CITY (2489) ext. 4008

**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: April 9, 2019

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of Two (2) mixed use residential blocks, five (5) residential blocks, two (2) open space blocks, served by one (1) new local street.

## Requested Zoning By-law Amendment

To change the zoning from Holding Restricted Service Commercial Special Provision (h\*RSC1(13)/RSC2(9)/RSC3(11)/RSC4(8)/RSC5(6)/RSC5(4)) Zone and an Open Space (OS1) Zone to a Business District Commercial Special Provision Bonus (BDC2(\*)\*B(\*)\*H22, a Residential Special Provision (R5-7(\*)/R6-5(\*)/R7(\*)\*H14/R8-4(\*)) Zone, a Residential Special Provision (R5-7(\*\*)/R6-5(\*\*)/R7(\*\*)\*H12/R8-4(\*\*) Zone, an Open Space Special Provision (OS1(\*) Zone and an Open Space Special Provision (OS5 (\*) 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](http://london.ca/planapps).

## Requested Zoning (Please refer to attached map)

### Zone(s):

- **BDC 2 (\*)\*B Zone** – to permit a range of commercial uses on the first floor and residential use above the first floor to a maximum height of 22 metres (approx. 6 storeys) and maximum density of 75 units per hectare;
- **(R5-7(\*)/R6-5(\*)/R7(\*)\*H14/R8-4(\*)) Zone-** to permit a range of cluster forms of residential dwellings, including townhouses, street townhouses and apartments with 75 units per hectare and a maximum height of 14 metres (approx. 4 storeys);
- **(R5-7(\*\*)/R6-5(\*\*)/R7(\*\*)\*H12/R8-4(\*\*) Zone-** to permit a range of cluster forms of residential dwellings, including townhouses, street townhouses and apartments with 75 units per hectare and a maximum height of 12 metres (approx. 3 storeys);
- **(OS1(\*) Zone** – to permit conservation lands, conservation works, public and private parks, with a minimum 5 metre lot frontage: and
- **(OS5 (\*)** - to permit conservation lands with no lot frontage.

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 the completion of an archaeological assessment.

An Environmental Impact Study has been prepared by Stantec Consulting Ltd. dated February 9, 2019 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](http://london.ca/planapps).

## 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 Site Specific Policy 10.1.3 in the Official Plan, which permits mixed use buildings and cluster forms of residential development, 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) page at [london.ca](http://london.ca).

## See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> 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](http://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](mailto: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](mailto: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/>.

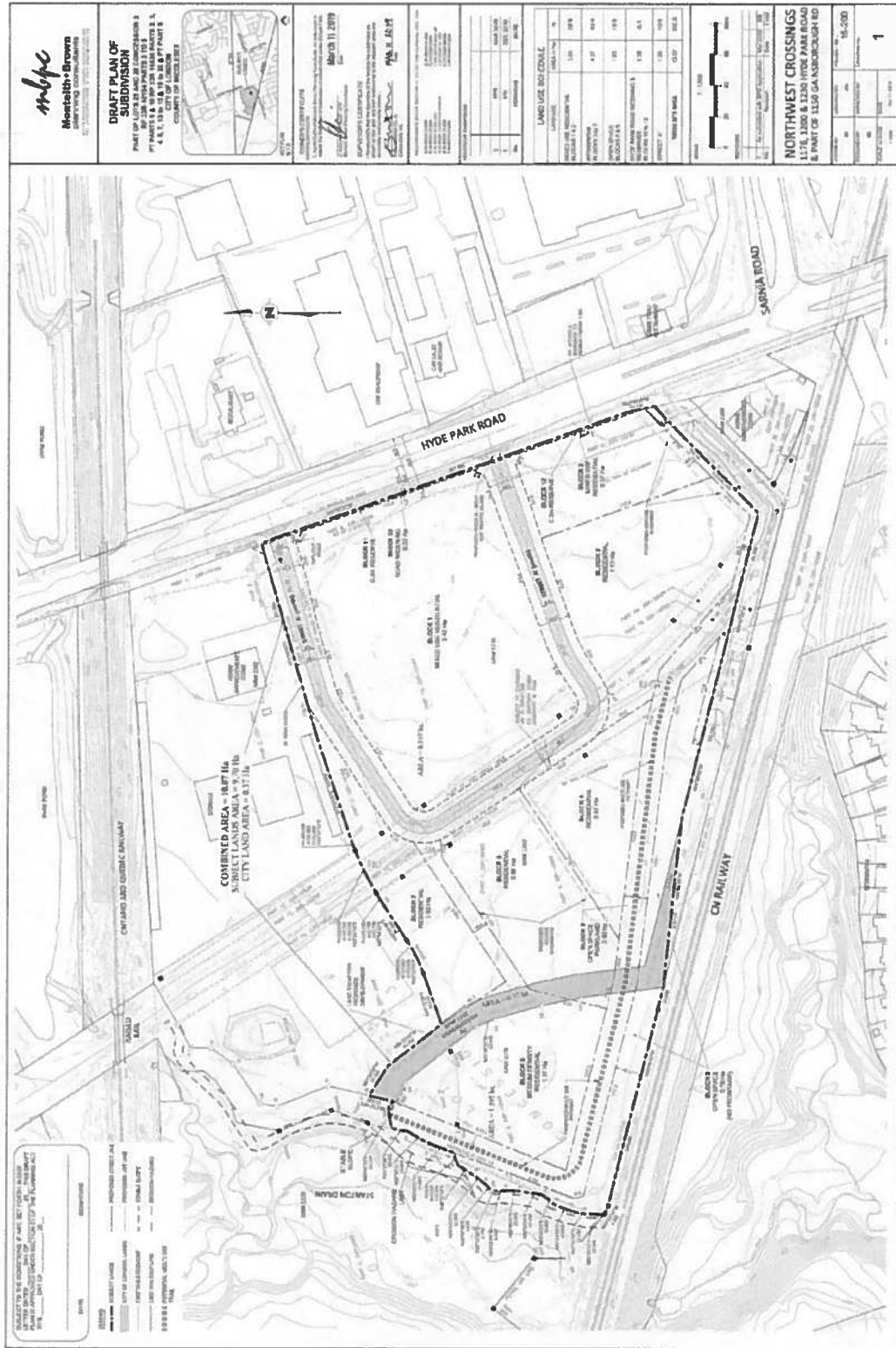
### **Notice of Collection of Personal Information**

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](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

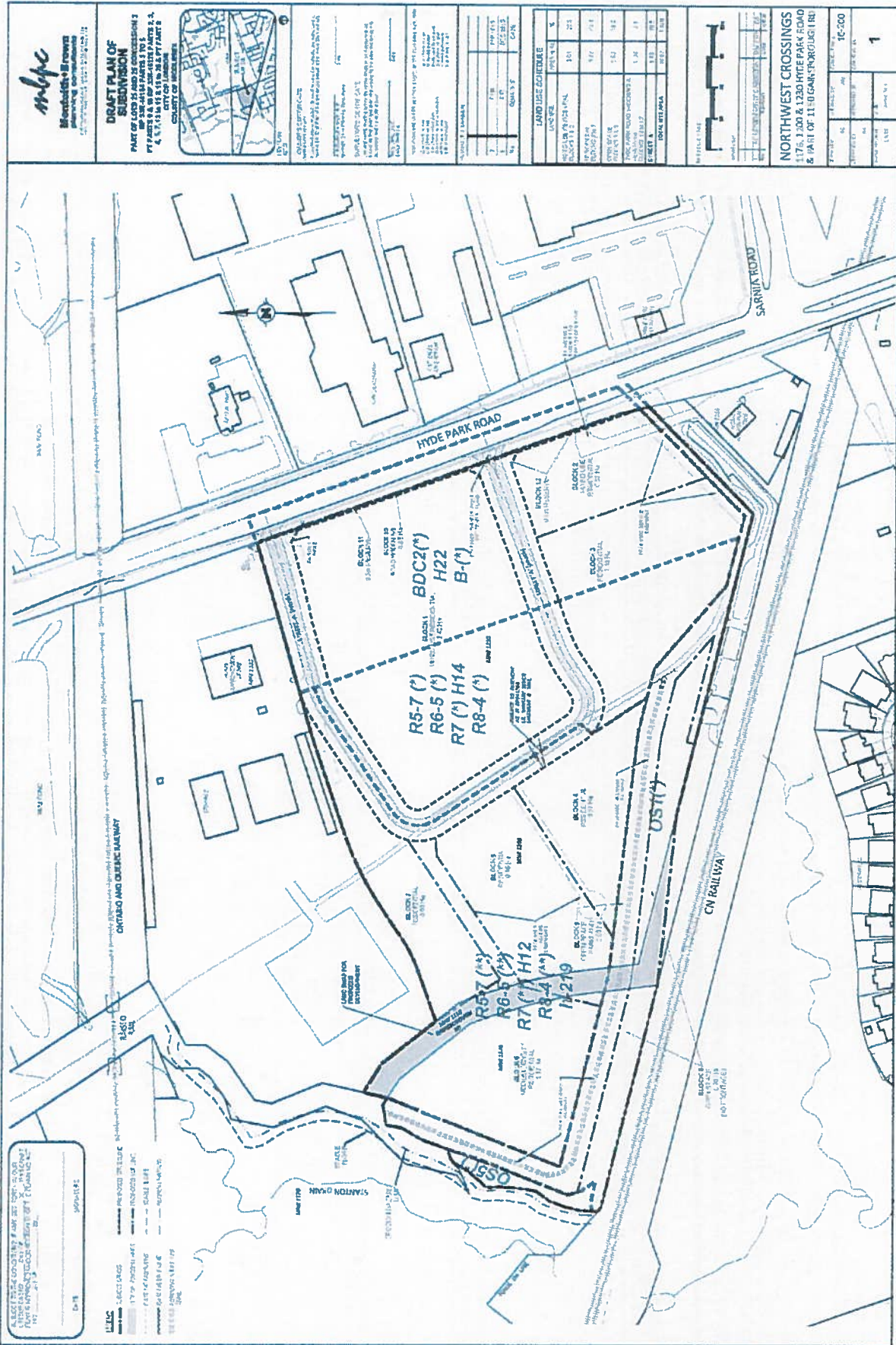
# Requested Draft Plan of Subdivision



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.