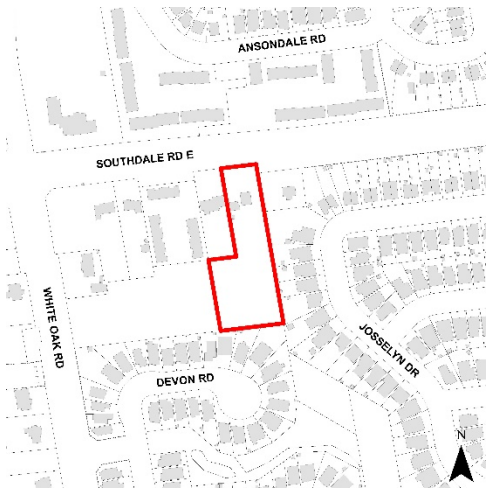


# NOTICE OF PLANNING APPLICATION

## Draft Plan of Vacant Land Condominium and Zoning By-law Amendment

### 349 Southdale Road East



**File: 39CD-21501/Z-9308**

**Applicant: Byron Developments International**

#### What is Proposed?

Draft Plan of Vacant Land Condominium and Zoning amendment to allow:

- Development of twenty (20) cluster townhouse dwelling units;
- One new private road providing access from Southdale Road East; and
- Shared common elements, visitor parking and landscaped area.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 12, 2021**

Sean Meksula

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

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

London ON PO BOX 5035 N6A 4L9

File: 39CD-21501

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

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

Elizabeth Pelozo

[epeloz@london.ca](mailto:epeloz@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.**

# Application Details

## Requested Draft Plan of Vacant Land Condominium

Consideration of a Draft Plan of Vacant Land Condominium consisting of 20 multiple-attached dwelling units, and a common element for a private access from Southdale Road East, to be registered as one Condominium Corporation.

## Requested Zoning By-law Amendment

To change the zoning from a Residential R3 (R3-3) Zone to a Residential R6 (R6-5) 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

**Zone(s):** Residential R6 (R6-5) Zone to permit single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings.

The City may also consider the use of holding provisions for design and servicing, and/or additional special provisions in zoning related to urban design, setbacks and coverage.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The southern portion of the subject lands are currently designated as "Low Density Residential" which allows single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare as the main permitted uses. The northern portion of the subject lands are designated "Multi-Family, Medium Density Residential" which allows multiple-attached dwellings (e.g., row houses, cluster houses), low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, small-scale nursing homes, rest homes and homes for the aged,. Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre). Developments which are permitted to exceed the density limit of 75 units per hectare (30 units per acre) shall be limited to a maximum density of 100 units per hectare (40 units per acre). All proposals shall be evaluated on the basis of Section 3.7, Planning Impact Analysis. The lands are within the Southwest Area Secondary Plan, which includes special polices and direction for development, including urban design considerations, pedestrian connections, minimum densities, and incorporating varied housing types.

The subject lands are in the Neighbourhood Place Type Place Type in *The London Plan*, permitting a range of low density residential uses which includes single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, and group homes.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Vacant Land Condominium 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.

### See More Information

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

- Contacting the City's Planner listed on the first page of this Notice;
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps); or
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

## **Attend a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested Draft Plan of Vacant Land Condominium 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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourhood](#) website. 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 Vacant Land Condominium.

## **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 vacant land condominium, 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](mailto: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](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 vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, 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 vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, 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 Board, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>

# 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 [developmentservices@london.ca](mailto:developmentservices@london.ca) for more information.

# Requested Draft Plan of Vacant Land Condominium

**DRAFT PLAN OF VACANT LAND CONDOMINIUM**  
**349 SOUTHDALE ROAD EAST**  
 PART OF  
**LOT 30, CONCESSION 2**  
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)  
 IN THE  
**CITY OF LONDON**  
 COUNTY OF MIDDLESEX

**OWNER'S CERTIFICATE**  
 I HEREBY SUBMIT THIS PLAN OF CONDOMINIUM TO THE AUTHORITY TO BIND THE CORPORATION OF LONDON AND TO BE BOUND BY THE DECISIONS OF THE CORPORATION OF LONDON.  
 DATE: 5/11/2021

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON ELEMENTS ARE ACCURATELY AND CORRECTLY SHOWN.  
 DATE: January 13, 2021  
 J. PAUL GONZALEZ, O.L.L.  
 SURVEYOR  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T6

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c.P.13**  
 A. AS SHOWN  
 B. AS SHOWN  
 C. AS SHOWN  
 D. AS SHOWN  
 E. AS SHOWN  
 F. AS SHOWN  
 G. AS SHOWN  
 H. AS SHOWN  
 I. AS SHOWN  
 J. AS SHOWN  
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 U. AS SHOWN  
 V. AS SHOWN  
 W. AS SHOWN  
 X. AS SHOWN  
 Y. AS SHOWN  
 Z. AS SHOWN

**SITE DATA**

DESCRIPTION	AREA (SQ. METERS)	PERCENTAGE
CONDOMINIUM UNITS	10,871.00	100.00%
COMMON ELEMENTS	1,000.00	9.20%
TOTAL	11,871.00	100.00%

Subject to the conditions, if any, set forth in our other related documents.  
 This draft plan is approved under Section 51 of the Planning Act and Section 9 of the Condominium Act 1998, this day of \_\_\_\_\_, 2021.

**LIMITS OF VACANT LAND CONDOMINIUM**

DATE: JUNE 10, 2019  
 DRAWN BY: [Signature]  
 PLAN SCALE: 1:400  
 PLAN NO.: 17234P

**PLANNING URBAN DESIGN & LANDSCAPE & ARCHITECTURE**  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T6  
 TEL: 416-291-2377  
 WWW.MHBC-PLAN.COM

**MHBC PLANNING**

1:1000  
 0 5 10 15 20 METERS

17234P PLAN OF CONDOMINIUM, JUNE 10, 2019

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

Requested Zoning

**DRAFT PLAN OF VACANT LAND CONDOMINIUM**  
**349 SOUTHDALE ROAD EAST**

PART OF  
**LOT 30, CONCESSION 2**  
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)  
 IN THE  
**CITY OF LONDON**  
 COUNTY OF MIDDLESEX

**OWNER'S CERTIFICATE**  
 I HEREBY SUBMIT THIS PLAN OF LAND TO THE CORPORATION OF LONDON AND TO THE BOARD OF ZONING AND DEVELOPMENTAL SERVICES FOR THE PURPOSES OF THE ZONING BY-LAW.  
 DATE: 5/1/2021

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
 DATE: January 13, 2021  
 J. PAUL DROZDAR, O.S.S.  
 ONTARIO LAND SURVEYOR

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c. P.13**  
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**SITE DATA**

DESCRIPTION	AREA (SQ. METERS)	PERCENTAGE
TOTAL AREA	1,409,339.38	100.00%
CONCRETE DRIVEWAY	1,409,339.38	100.00%
LANDSCAPED	1,409,339.38	100.00%
TOTAL	1,409,339.38	100.00%

Subject to the conditions, if any, set forth in any other filed plan and Section 9 of the Condominium Act 1998, the Ad and Section 9 of the Condominium Act 1998, the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**LIMITS OF VACANT LAND CONDOMINIUM**

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