



# PUBLIC MEETING AND REVISED NOTICE

## Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

### 14 Gideon Drive and 2012 Oxford Street West



**File: 39T-21501 / OZ-9295**

**Applicant: 2515060 & 2539427 Ontario Inc.**

#### What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- 36 single detached residential lots
- 1 medium density residential blocks
- 1 open space block
- 2 new streets.
- **woodland compensation**

## YOU ARE INVITED!

Further to the Notice of Application you received on February 10, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, October 18, 2021, no earlier than 4:00 p.m.

**Meeting Location:** During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (see insert)

For more information contact:

Sean Meksula  
smeksula@london.ca  
519-661-CITY (2489) ext. 5349  
Planning & Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: 39T-21501 / OZ-9295

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

To speak to your Ward Councillor:

Anna Hopkins  
ahopkins@london.ca  
519-661-CITY (2489) ext. 409

**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: September 29, 2021

# Application Details

## **Requested Draft Plan of Subdivision** (please refer to attached draft plan)

Consideration of a Draft Plan of Subdivision consisting of 36 single detached lots (Lots 1-36); one (1) medium density residential block (Block 37); one (1) walkway block (Block 38); one (1) open space block (Block 39); two (2) road widening blocks (Blocks 40 and 41); and three (3) reserve blocks (Blocks 42, 43 and 44 new local streets (Street A and Street B).

## **Requested Official Plan Amendment** (please refer to attached map)

Possible Amendments to the (1989) Official Plan:

- Schedule 'A' – Land Use Map to change the land use designations from: “Low Density Residential” to “Multi-Family, Medium Density Residential” for Block 37 on the proposed Draft Plan of Subdivision.

## **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](http://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 UR1 Zone to:

- Residential R1 (R1-2) Zone (Lots 1-36) - to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 9 metres;
- Residential R6/Residential R8 (R6-5/R8-4) Zone (Block 37) – to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, and stacked townhouse dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; and such uses as apartment buildings, senior citizens apartment buildings, and continuum-of-care facilities up to a maximum density of 75 units;
- Open Space OS1 Zone (Block 39) – to permit such uses as conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests.
- Open Space OS5 Zone (woodland compensation) – to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

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 in proximity to arterial roads.

## **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".

The subject lands are in the “Neighbourhoods” Place Type in The London Plan (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect) permitting a range of housing including single detached, townhouses and low rise apartments, and “Green Space”, permitting a range of public and private open space, parks, recreation, floodplain and conservation uses.

## **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 Official Plan designation and zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and

Environment Committee. The additional 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; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## **Attend This Public Participation Meeting**

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will 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 [Neighbourgood](http://Neighbourgood) 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, Planning & Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

Attendance is available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

**Please refer to the enclosed Public Participation Meeting Process insert.**

## **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, Planning & Development, 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 official plan amendment and 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 Ontario Land 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, Planning & Development to the Ontario Land 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 Ontario Land 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 Ontario Land 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

Ontario Land 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 Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

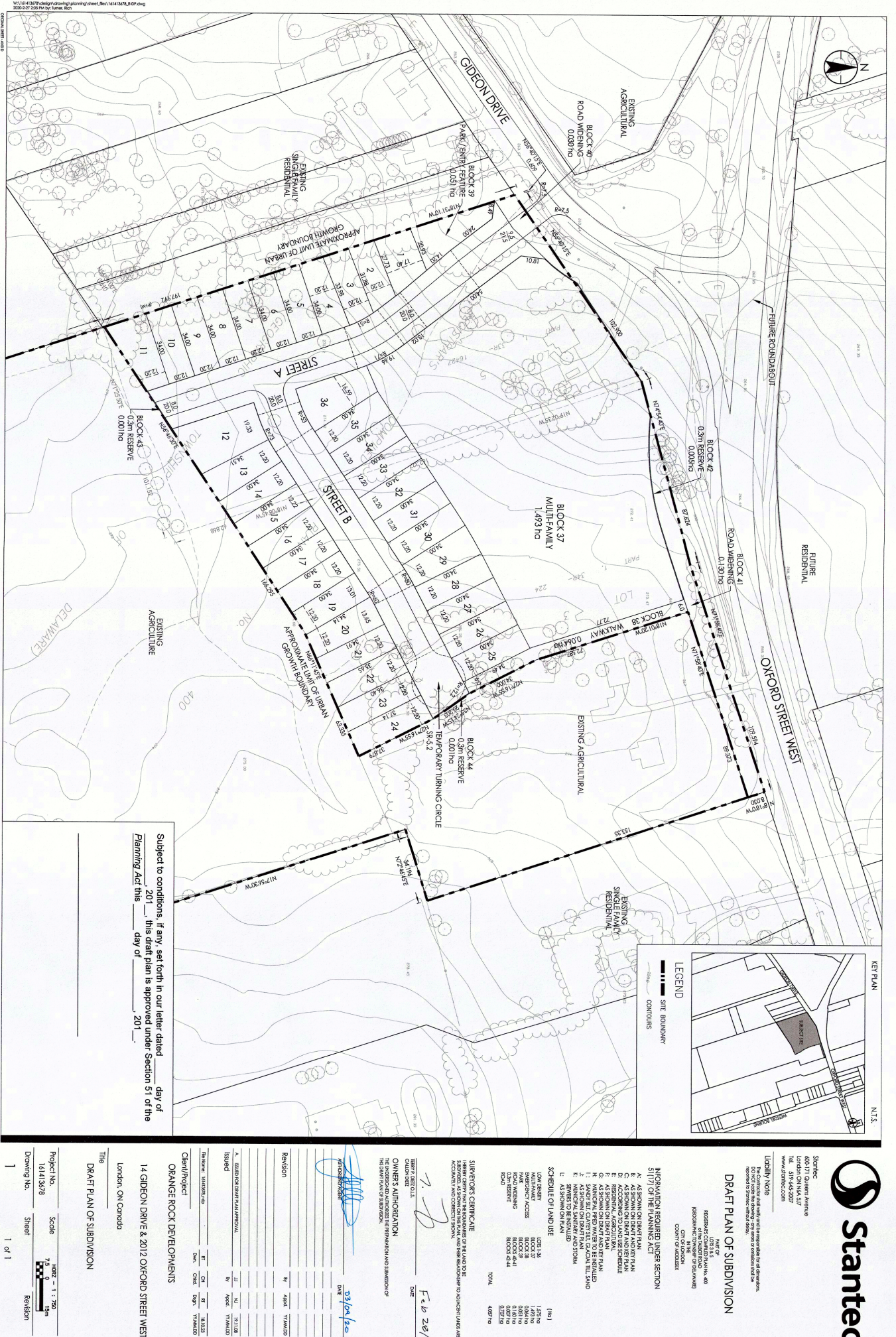
### **Notice of Collection of Personal Information**

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.

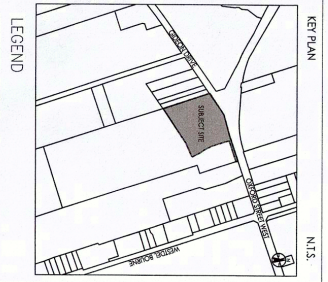
### **Accessibility**

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [developmentsservices@london.ca](mailto:developmentsservices@london.ca) by October 12, 2021 to request any of these services.

# Requested Draft Plan of Subdivision



Subject to conditions, if any, set forth in our letter dated \_\_\_\_\_ day of \_\_\_\_\_ 2017, this draft plan is approved under Section 51 of the Planning Act this \_\_\_\_\_ day of \_\_\_\_\_, 2017.



LEGEND  
 --- SITE BOUNDARY  
 --- CONTOURS

**Stantec**  
 600-771 Queens Avenue  
 London ON N6A 5L7  
 www.stantec.com

**Labels Note**  
 This drawing and the information contained hereon are the property of Stantec. No part of this drawing or information shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Stantec.

**DRAFT PLAN OF SUBDIVISION**  
 REGISTRATION: 078 2 3 4  
 PART OF  
 14 GIDEON DRIVE & 2012 OXFORD STREET WEST  
 CITY OF LONDON  
 COUNTY OF DUNDAS

**INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT**

- A. AS SHOWN ON SPATIAL PLAN
- B. AS SHOWN ON SPATIAL PLAN
- C. AS SHOWN ON SPATIAL AND SITE PLAN
- D. AS SHOWN ON SPATIAL AND SITE PLAN
- E. RESERVATION OF AGRICULTURAL SCHEDULE
- F. AS SHOWN ON SPATIAL PLAN
- G. AS SHOWN ON SPATIAL PLAN
- H. MANICURAL PREPARED BY THE APPLICANT
- I. AS SHOWN ON SPATIAL AND SITE PLAN
- J. MANICURAL PREPARED BY THE APPLICANT
- K. MANICURAL PREPARED BY THE APPLICANT
- L. AS SHOWN ON SPATIAL PLAN

**SCHEDULE OF LAND USE**

LAND USE	AREA (ha)
LOW DENSITY	1.493
MULTI-FAMILY	1.493
PARK	0.031
RESERVE	0.000
ROAD WIDENING	0.209
ROAD	0.209
<b>TOTAL</b>	<b>4.070</b>

**OWNER'S AUTHORIZATION**  
 I, the undersigned, being the owner of the land hereon shown, do hereby authorize the preparation and submission of this draft plan of subdivision.

**CAUTION:** THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF STANTEC.

DATE: Feb 28/19

**REVISIONS**

NO.	DATE	BY	APPROVED BY
1	03/04/20		

**CLIENT/PROJECT**  
 ORANGE ROCK DEVELOPMENTS  
 14 GIDEON DRIVE & 2012 OXFORD STREET WEST  
 London, ON Canada

**DRAFT PLAN OF SUBDIVISION**

**Project No.** 161415678  
**Drawing No.** Street

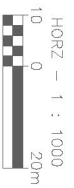
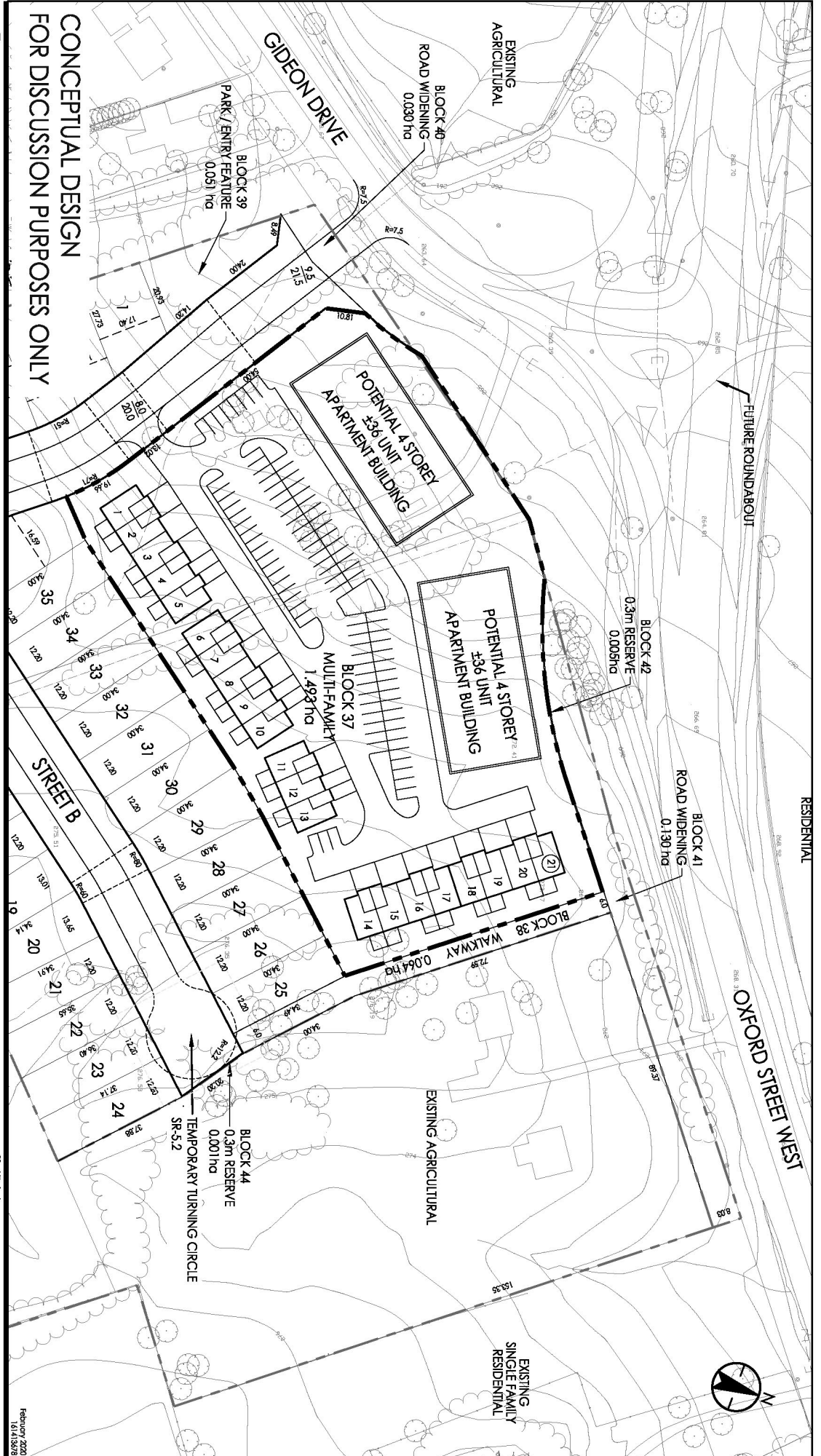
**Scale** 1:1,750  
 1" = 1750'  
 1" = 1750'  
 1" = 1750'

**1 of 1**

# Requested Official Plan Designations

W:\161413678\design\drawing\planning\model\_files\Figures\161413678\_r-sp.dwg  
 2020-2-18 10:40 AM by: Turner, Rich

600-171 Queens Avenue  
 London ON N6A 5J7  
 Tel. 519-445-2007  
 www.stantec.com



Client/Project  
 ORANGE ROCK DEVELOPMENTS  
 14 GIDEON DRIVE & 2012 OXFORD STREET WEST  
 London, ON Canada

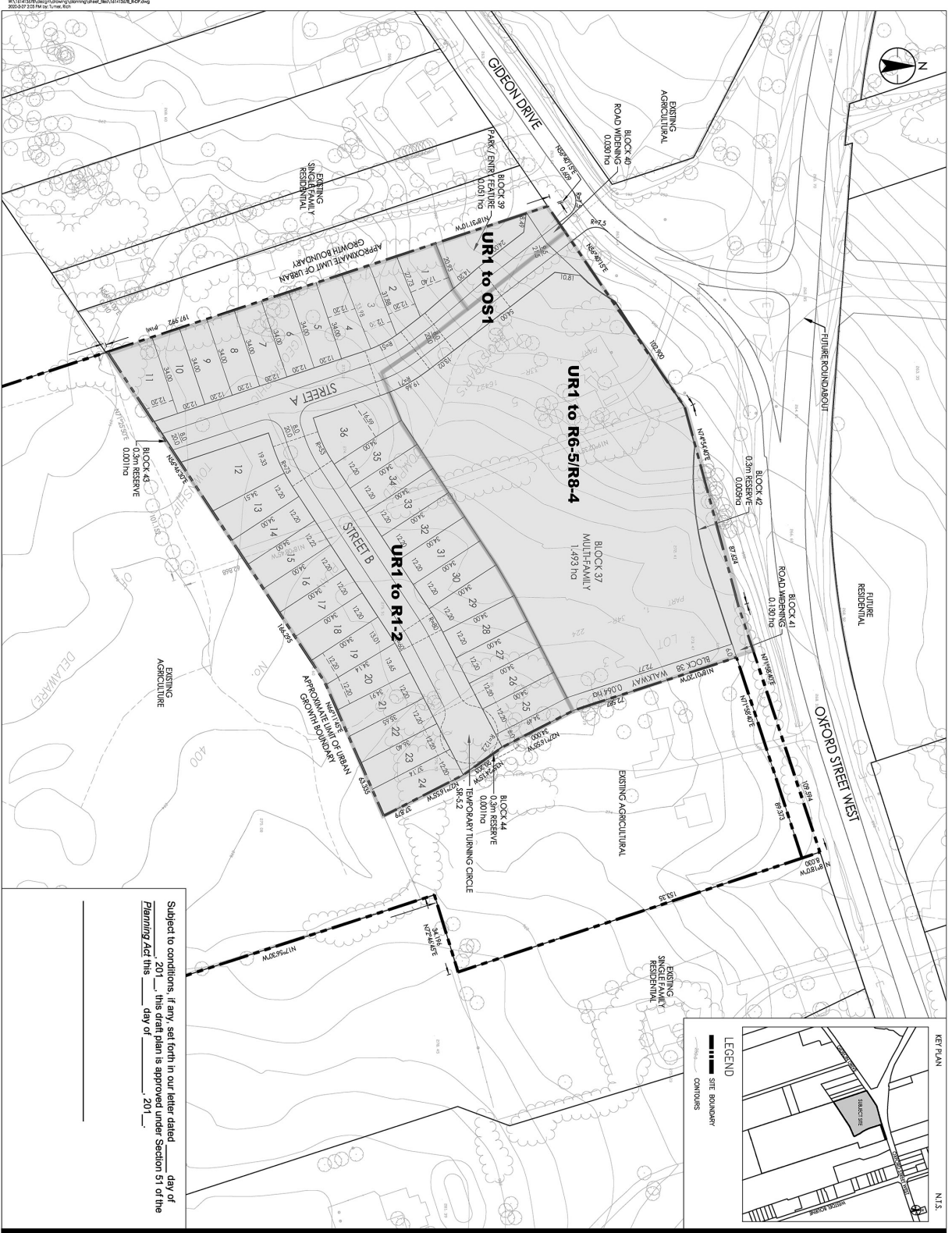
Figure No.  
 1.0

Title  
**BLOCK 37**  
 CONCEPTUAL SITE PLAN

February 2020  
 10/1/2020

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

# Requested Zoning



Submitted to conditions. If any set forth in our letter dated \_\_\_\_\_ day of \_\_\_\_\_ 2011, this draft plan is approved under Section 51 of the Planning Act this \_\_\_\_\_ day of \_\_\_\_\_ 2011.



Stantec  
 100 King Street West  
 Toronto, ON M5X 1C7  
 Tel: 416-593-9000  
 www.stantec.com

### DRAFT PLAN OF SUBDIVISION

Project No: 1413478  
 Drawing No: Sheet 1

Scale: 1:750  
 1" = 75.0'  
 1/8" = 150'

DATE: 1/11/11

BY: [Signature]

DATE: 1/11/11

BY: [Signature]

DATE: 1/11/11

BY: [Signature]

DATE: 1/11/11

BY: [Signature]

DATE: 1/11/11

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DATE: 1/11/11

BY: [Signature]

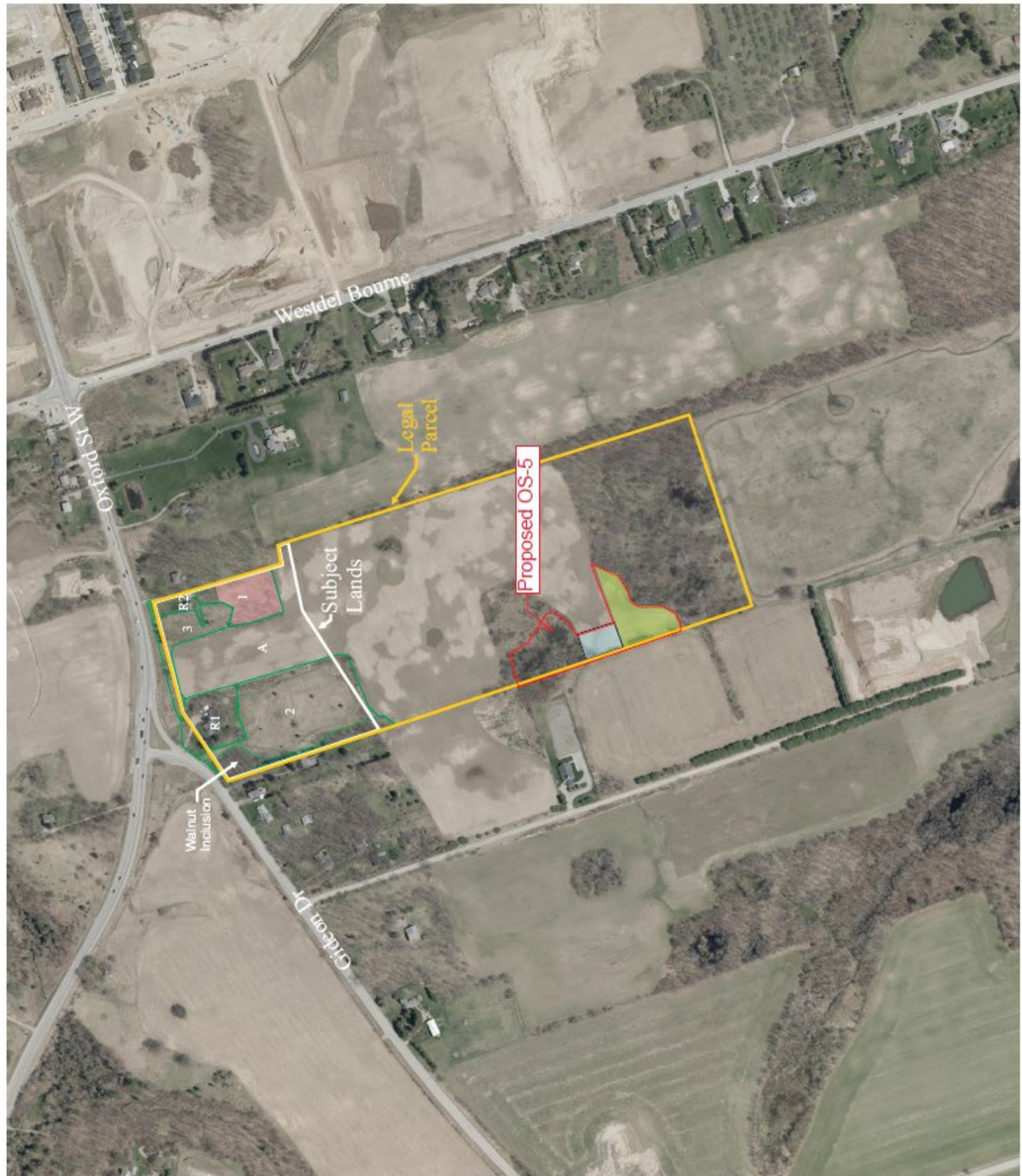
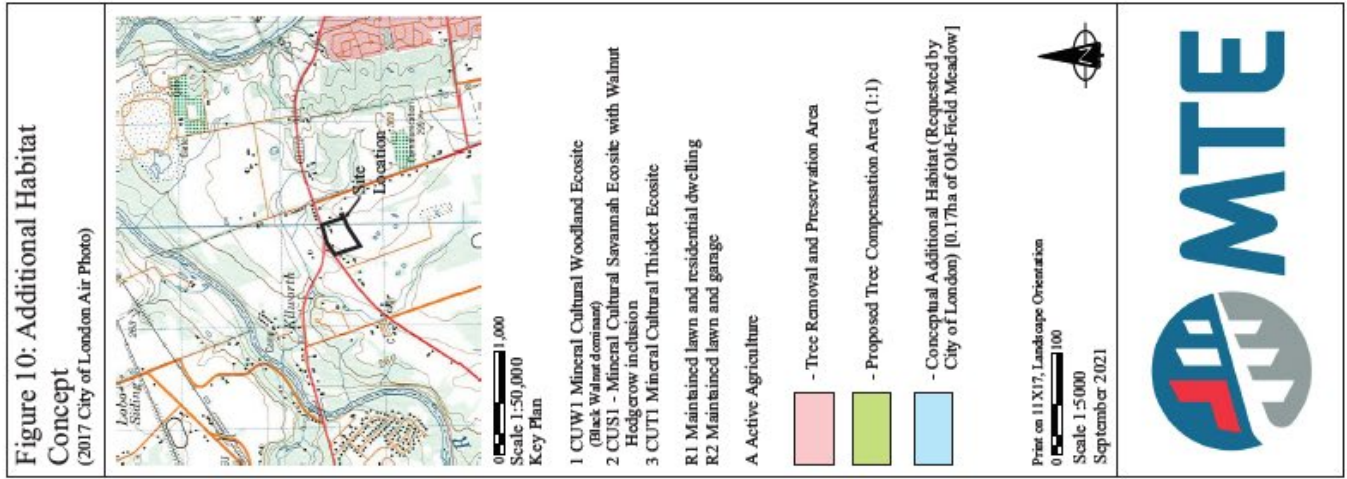
DATE: 1/11/11

BY: [Signature]

DATE: 1/11/11

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

# Requested Zoning for Woodland Compensation



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





# Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

**Please refer to the public meeting notice for all options available for you to participate in the planning process.**

## Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
  - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing [PPMClerks@london.ca](mailto:PPMClerks@london.ca)** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.<sup>1</sup>
  - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

## Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

## Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

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<sup>1</sup> Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.