

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Application By: Drewlo Holdings Inc
1140 Fanshawe Park Road East
Public Participation Meeting

Date: May 9, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Drewlo Holdings Inc. relating to the property located at 1140 Fanshawe Park Road East:

- (a) the request to amend the 1989 Official Plan to change the designation on Schedule "A" – Land Use on a portion of the subject lands **FROM** a Low Density Residential designation along Sunningdale Road East, **TO** a Multi-Family, Medium Density Residential designation, **BE REFUSED**;
- (b) the request to amend the 1989 Official Plan change the designation on Schedule "A" – Land Use on a portion of the subject lands **FROM** a Low Density Residential designation, **TO** an Open Space designation, **BE REFUSED**;
- (c) the request to amend The London Plan to change the place type on a portion of the subject lands **FROM** a Green Space Place Type, **TO** a Neighbourhoods Place Type, **BE REFUSED**;
- (d) the request to amend The London Plan to change the place type on a portion of the subject lands **FROM** a Neighbourhoods Place Type **TO** a Green Space Place Type, **BE REFUSED**;
- (e) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Holding Urban Reserve (h-2*UR3) Zone, Urban Reserve (UR3) Zone and Open Space (OS5) Zone, **TO** a Bonus Residential R8 Special Provision (B-_*R8-4(_)) Zone, Residential R5 (R5-7) Zone, Residential R1 Special Provision (R1-3(_)) Zone, Residential R1 (R1-2) Zone, Residential R1 (R1-3) Zone, Neighbourhood Facility (NF) Zone and an Open Space (OS5) Zone **BE REFUSED**;
- (f) the Approval Authority **BE ADVISED** of the issues, if any, raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by Drewlo Holdings Inc. relating to the property located at 1140 Fanshawe Park Road East; and,
- (g) the Approval Authority **BE ADVISED** that Municipal Council **DOES NOT SUPPORT** issuing draft approval of the proposed plan of subdivision as submitted by Drewlo Holdings Inc. (File No. 39T-07502), prepared by MTE, which shows 18 low density blocks, six (6) medium-density residential blocks, two (2) school blocks, and three (3) open space blocks including one (1) open space block for the compensation and relocation of an existing Provincially Significant Wetland, seven (7) new access points at Sunningdale Road East, Savannah Drive, Nicole Avenue, Devos Drive, Blackwell Boulevard, Stackhouse Avenue and Fanshawe Park Road East as well as five (5) internal streets.