



NOTICE OF PLANNING APPLICATION

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

735 Southdale Road West



File: 39T-22504/OZ-9567

Applicant: Royal Premier Homes

What is Proposed?

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

- One (1) Residential Block consisting of four (4) apartment buildings containing 665 units;
- One (1) Open Space Block;
- One (1) Road Widening Block; and,
- One (1) new street.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 13, 2023**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

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

File: 39T-22504 & OZ-9567

london.ca/planapps

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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: January 26, 2023

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) medium density residential block, one (1) open space block; and, one (1) road widening block serviced by one road (Street A).

Requested Amendment to *The London Plan* (New Official Plan)

Consideration of a possible amendment to *The London Plan* to amend the *Southwest Area Secondary Plan* (Section 20.5.4.1.iv) a) i) to add a special policy to permit a density of 175 units per hectare, whereas 100 units per hectare is permitted.

Requested Zoning By-law Amendment

To change the zoning from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone to a Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at london.ca.

Requested Zoning (Please refer to attached map)

Zone(s): Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*)

- Residential R5 (R5-2) Zone - to permit cluster and cluster stacked townhouse dwellings on a minimum lot area of 2000 square meters and a minimum lot frontage of 30 meters.
- Residential R6 (R6-4) Zone – to permit single-detached, semi-detached, and duplex dwellings on a minimum lot area of 2000 square meters and a minimum lot frontage of 22 meters.
- Residential R8 Special Provision Zone (R8-4() – to permit apartment buildings, handicapped person’s apartment buildings, lodging houses class 2, stacked townhousing, senior citizens apartment buildings, emergency care establishments and continuum-of-care facilities on a minimum lot area of 1000 square meters with a minimum lot frontage of 30 meters. Special Provisions are requested for a density of 178 units per hectare, whereas 75 is permitted and to permit a height of nine (9) storeys.

The City may also consider applying holding provisions in the zoning.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London’s long-range planning document. The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of residential uses in the form of single-detached, semi-detached, townhouse dwellings, triplexes, fourplexes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences and low-rise apartment buildings.

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 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; or
- Viewing the application-specific page at london.ca/planapps
- 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 Planning & Development 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, Planning & Development 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 Subdivision, and Official Plan 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 [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 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, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at plandev@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 and/or 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 Clerk 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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Requested Draft Plan of Subdivision

KEY PLAN

DRAFT PLAN OF SUBDIVISION

CON ETR N PT LOT 78
RP 33R4239 PARTS 1, 2 & 3

CITY OF LONDON
COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) As shown
 B) As shown
 C) As shown
 D) As indicated below
 E) As shown
 F) As shown
 G) As shown
 H) As shown
 I) Standby, City Clay
 J) As shown
 K) All municipal services to be available
 L) As shown

PROPOSED LAND USES AND AREAS

RESIDENTIAL BLOCKS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

TOTAL: 2.8 ha

OWNER'S CERTIFICATE

Royal Premier Homes
HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

NO.	REVISION	DATE	INITIAL

NO. _____

DATE _____

ROYAL PREMIER HOMES

ZELINKA PLANNING LTD
A Performance Planning Practice

300 Wellington Road, London, Ontario, N6C 4K4
Tel: 519-247-1127 Fax: 519-474-2244 e-mail: info@zplanning.com

DRAWN BY: KC

PROJECT NO.: RPH/LON/20-01

DATE: JUNE 2022

SCALE: 1:800

BLOCK 1
MEDIUM DENSITY RESIDENTIAL
3.57 ha (0.88 ac)

BLOCK 2
OPEN SPACE
0.003 ha (0.008 ac)

BLOCK 3
ROAD WIDENING
(18.0m from Centreline)
0.29 ha (0.69 ac)

SOUTHDALE ROAD

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.