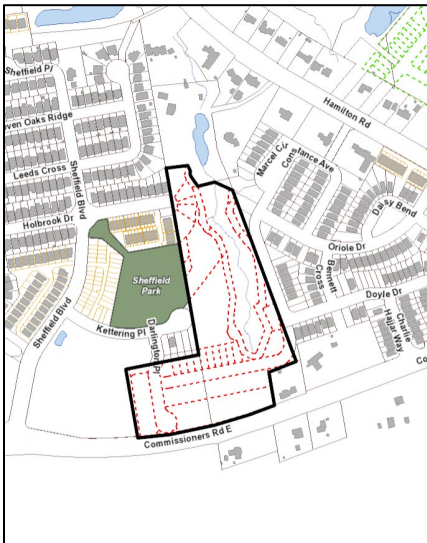


## Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

### 1938 & 1964 Commissioners Road East



**File: 39T-19501 / Z-9015**

**Applicant: Sifton Properties Limited**

#### What is Proposed?

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

- 12 single detached lots, five (5) single detached part blocks, four (4) multi-family blocks, two (2) future development blocks, nine (9) park blocks, one (1) open space block, and six (6) open space buffer blocks, served by two (2) local streets.

## YOU ARE INVITED!

Further to the Notice of Application you received on January 22, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, September 27, 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:

Larry Mottram  
lmottram@london.ca  
519-661-CITY (2489) ext. 4866  
Planning & Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: 39T-19501 / Z-9015

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

To speak to your Ward Councillor:

Councillor Steven Hillier  
shillier@london.ca  
519-661-CITY (2489) ext. 4014

**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 Subdivision

Consideration of a Draft Plan of Subdivision consisting of 12 single detached lots (Lots 1-12), five (5) single detached blocks (Blocks 38-42), four (4) multi-family blocks (Blocks A, B, 43 & 44), two (2) future development blocks (Block 62 & 63), nine (9) park blocks (Block 37 & Blocks 45-52), one (1) open space block (Block 59), six (6) open space buffer blocks (Blocks 53-58), one (1) road widening block (Block 60), and one (1) 0.3 metre reserve (Block 61) serviced by two (2) local streets (Streets A and B), with public road connections to Constance Avenue, Kettering Street and Holbrook Drive.

The City is also considering an amendment to the Official Plan to change the land use designation from Low Density Residential to Multi-family, Medium Density Residential, and amendment to The London Plan to add a special policy to permit a low-rise apartment building up to four (4) storeys. This amendment would apply to Block 44 (multi-family block) within the proposed draft plan of subdivision.

## Requested Zoning By-law Amendment

To change the zoning from Urban Reserve UR4, Open Space OS4, and holding Open Space (h-2•OS4) Zones to a Residential R1 Special Provision (R1-3(16)) Zone, a Residential R1 Special Provision (R1-3(\*)) Zone, a Residential R1 Special Provision (R1-4(28)) Zone, a Residential R1/R4 Special Provision (R1-3(16)/R4-3(\*)) Zone, a Residential R5/R6 Special Provision (R5-6(8)/R6-5(31)) Zone, a Residential R5/R6/R8 Special Provision (R5-5( )/R6-5( )/R8-3( )) Zone, a holding Business District Commercial/Office/Residential R8 (h•h-54•h-100•h-128•BDC2(5)/OF5/R8-4(17)) Zone, an Open Space OS1 Special Provision (OS1(3)) Zone, and an Open Space OS4 Zone.

Changes to the currently permitted land uses and development regulations are summarized below. The Zoning By-law is available at [london.ca](http://london.ca).

## **Requested Zoning (Please refer to attached map)**

### **Zone(s):**

- **R1-3(16) Zone** – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 11 metres;
- **R1-3(\*) Zone** – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; together with a special provision for a front yard setback to main building (minimum) of 3.0 metres, and rear yard setback (minimum) of 3.0 metres;
- **R1-4(28) Zone** - to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres;
- **R4-3(\*) Zone** – to permit street townhouse dwellings on lots with a minimum lot area of 200 square metres per unit; together with a special provision for an exterior side yard setback to a local road of 1.2 metres, an exterior side yard setback to an arterial road of 6.0 metres, and maximum lot coverage of 55 percent;
- **R5-6(8)/R6-5(31) Zone** – to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
- **R5-5( )/R6-5( )/R8-3( )** - to permit townhouses and stacked townhouses up to a maximum density of 45 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; apartment buildings and senior citizen apartment buildings up to a maximum density of 65 units per hectare and maximum height of 16 metres (4-storeys); together with a special provision for a front yard setback to main building (minimum) of 4.5 metres, rear yard depth to an OS Zone (minimum) 4.0 metres, and interior side yard depth to an OS Zone (minimum) of 1.2 metres;
- **h•h-54•h-100•h-128•BDC2(5)/OF5/R8-4(17)** – to permit a mix of commercial, institutional, office and residential uses.
- **OS1 and OS1(3)** - to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks; and,
- **OS4** – to permit conservation lands, conservation works, golf courses, public and private parks, and sports fields all without structures.

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 adjacent arterial roads.

An Environmental Impact Study (EIS) has been prepared by AECOM dated December 2020 to assist in the evaluation of this application. The EIS report is available for review by contacting the City's Planner listed on the first page of this notice.

## **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, Multi-family, Medium Density Residential, and Open Space in the 1989 Official Plan, which permits single detached, semi-detached, duplex and multiple attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; and small-scale nursing homes, rest homes, and homes for the aged; public open space uses such as public parks, and private open space uses such as cemeteries and private golf courses, 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 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 Subdivision.

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**

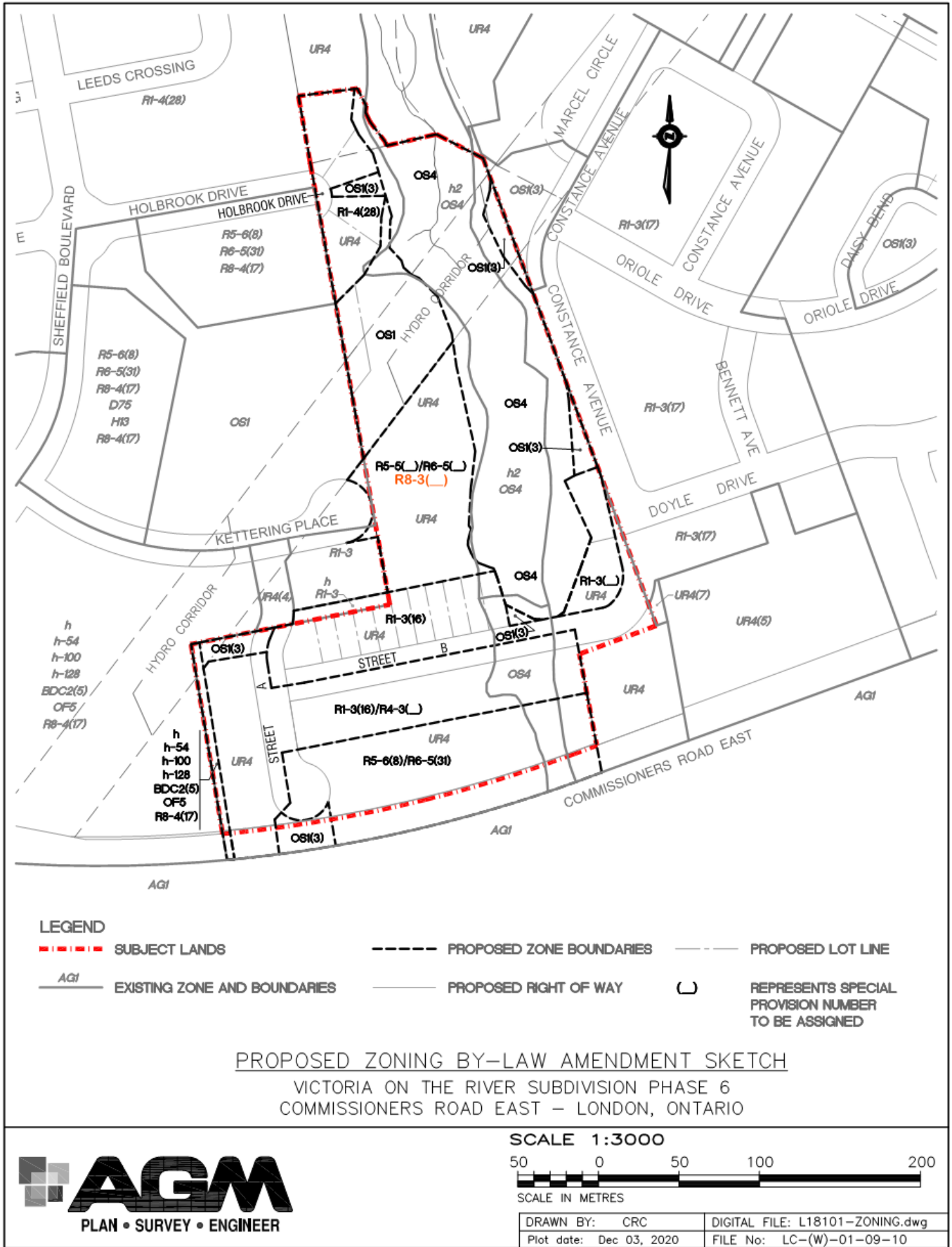
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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 August 23, 2021 to request any of these services.



# Requested Zoning



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.