

Some say, some certainty, some park  
or  
less say, less certainty, no park

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OUR CHOICES



Option	Development Contains:	Next Steps: Approval Step #1	Approval step #2	Appeal to the Ontario Municipal Board	Possible Outcomes
<b>1. The City purchases the property and rezones.</b>	<p>Zoning is: OS, R1, R6</p> <p>a. some park space b. some single family homes c. some townhouses d. No apartment building</p> <p>(the City would maintain ownership of the park space and sell the remaining parcel to a developer to build as per the City’s rezoning plan)</p>	<p>a. the City is scheduling another Community Consultation Meeting at which they will present their rezoning design based on the previous Community Consultations and individual submissions to date.</p> <p>b. City Planning Committee public participation meeting: A formal meeting where interested parties submit feedback on the City’s rezoning design.</p>	City Council makes a decision based on the City Planning Committee’s recommendations (no public participation)	If there is an appeal, the City will very likely drop the current purchase and rezoning proposal.	<p>1. The City purchases and rezones successfully; they maintain ownership of the park space and sell the remaining parcel to a developer to build as per the City’s rezoning plan</p> <p>2. TVDSB sells to the highest bidder and that owner makes the rezoning application (OPTION 2 below).</p>
<b>2. The City’s current process is unsuccessful; TVDSB sells the property to the highest bidder and that owner makes the rezoning application.</b>	<p>Zoning is: ???</p> <p>a. park is highly unlikely b. higher density results in higher financial returns</p>	<p>a. a private developer might meet with the Community to discuss our concerns.</p> <p>b. City Planning Committee public participation meeting: A formal meeting where interested parties submit feedback on the City’s rezoning design.</p>	City Council makes a decision based on the City Planning Committee’s recommendations (no public participation)	Interested parties can appeal to the Board; however, this is a costly endeavor.	1. ??, but eventually something gets built

Option	Development Contains:
<p>1. The City purchases the property and rezones.</p>	<p>Zoning is: OS, R1, R6</p> <ul style="list-style-type: none"> <li>a. some park space</li> <li>b. some single family homes</li> <li>c. some townhouses</li> <li>d. No apartment building</li> </ul> <p>(the City would maintain ownership of the park space and sell the remaining parcel to a developer to build as per the City's rezoning plan)</p>
<p>2. The City's current process is unsuccessful; TVDSB sells the property to the highest bidder and that owner makes the rezoning application.</p>	

# What is OS, R1, R6 Zoning?

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## **OS – park space**

- the City has no funding in 2014 to provide amenities (ie benches, swings, picnic tables) however, once they sell the development portion of the site, their hope is to use the proceeds to develop the parkspace

# What is OS, R1, R6 Zoning?

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## **OS – park space**

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## **R1 – single family residential – many variations**

- lots can range in min frontage from 30 – 80 feet; even tho our subdivision zone (R1-8) minimum is 50 foot frontage, we enjoy larger lots on average
- realistically any single family homes developed at this site will very likely be big houses on smaller lots which makes it feel more dense
- the key differences between the different R1 zoning categories is lot size, frontage and rear yard depths

# R6

<b>R6-1 and R6-2</b>	<b>R6-3 and R6-4</b>	<b>R6-5</b>
<b>Single detached dwelling</b>	<b>Single detached dwelling; Semi-detached dwelling; Duplex dwelling</b>	<b>Single detached dwelling; Semi-detached dwelling; Duplex dwelling; Triplex dwelling; Townhouse dwelling; Stacked Townhouse dwelling; Apartment buildings Fourplex dwelling</b>



Option 1b from presentation at Brescia  
10 Single-Detached Units, 24 Townhouses, 0.7 hectare Park



## R6-2 Windermere Road

R6-2, 570 Windermere Road near Doon Drive



R6-2, Delacourt, former Lawson Estate



R6-4 – East Side of Wonderland, btw Fanshawe and Sunningdale



R6-5, north side of Gainsborough west of Aldersbrook



R6-2 south side of Fanshawe, just west of Adelaide  
across from the Home Depot

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<p>2. The City's current process is unsuccessful; TVDSB sells the property to the highest bidder and that owner makes the rezoning application.</p>	<p>Zoning is: ???</p> <ul style="list-style-type: none"> <li>a. park is highly unlikely</li> <li>b. higher density results in higher financial returns</li> </ul>

Option	Next Steps: Approval Step #1
<p>1. The City purchases the property and rezones.</p>	<p>a. the City is scheduling another Community Consultation Meeting at which they will present their rezoning design based on the previous Community Consultations and individual submissions to date.</p> <p>b. City Planning Committee public participation meeting: A formal meeting where interested parties submit feedback on the City Planning Staff’s rezoning recommendation.</p>
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<p><b>1. The City purchases the property and rezones.</b></p>	<p>a. the City is scheduling another Community Consultation Meeting at which they will present their rezoning design based on the previous Community Consultations and individual submissions to date.</p> <p>b. City Planning Committee public participation meeting: A formal meeting where interested parties submit feedback on the City Planner’s rezoning recommendation.</p>
<p><b>2. The City’s current process is unsuccessful; TVDSB sells the property to the highest bidder and that owner makes the rezoning application.</b></p>	<p>a. a private developer might meet with the Community to discuss our concerns.</p> <p>b. City Planning Committee public participation meeting: A formal meeting where interested parties submit feedback on the City Planner’s rezoning recommendation.</p>

Option	Approval step #2
<b>1. The City purchases the property and rezones.</b>	City Council makes a decision based on the City Planning Committee's recommendations (no public participation)
<b>2. The City's current process is unsuccessful; TVDSB sells the property to the highest bidder and that owner makes the rezoning application.</b>	City Council makes a decision based on the City Planning Committee's recommendations (no public participation)

Option	Appeal to the Ontario Municipal Board
<b>1. The City purchases the property and rezones.</b>	<p>If there is an appeal, the City will very likely drop the current purchase and rezoning proposal.</p>
<b>2. The City's current process is unsuccessful; TVDSB sells the property to the highest bidder and that owner makes the rezoning application.</b>	<p>Interested parties can appeal to the Board; however, this is a costly endeavor.</p>

Option	Possible Outcomes
<b>1. The City purchases the property and rezones.</b>	1. The City purchases and rezones successfully; they maintain ownership of the park space and sell the remaining parcel to a developer to build as per the City's rezoning plan
<b>2. The City's current process is unsuccessful; TVDSB sells the property to the highest bidder and that owner makes the rezoning application.</b>	2. TVDSB sells to the highest bidder and that owner makes the rezoning application

Option	Possible Outcomes
<p>1. The City purchases the property and rezones.</p>	<p>1. The City purchases and rezones successfully; they maintain ownership of the park space and sell the remaining parcel to a developer to build as per the City’s rezoning plan</p> <p>2. TVDSB sells to the highest bidder and that owner makes the rezoning application (OPTION 2 below).</p>
<p>2. The City’s current process is unsuccessful; TVDSB sells the property to the highest bidder and that owner makes the rezoning application.</p>	<p>AND eventually something gets built</p>

# TVDSB SELLS THROUGH A SEALED BID

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## **WHO KNOWS**

**WHO THE NEW OWNER WILL BE?**

**WHAT ZONING CHANGE WILL BE REQUESTED?**

**WHAT THE CITY PLANNER'S REPORT WILL SAY?**

**WHAT THE NEW CITY COUNCIL WILL AGREE?**

Menu  
Public Parking Lots

**Transportation**

- ☐ Transportation Facilities

**London Transit**

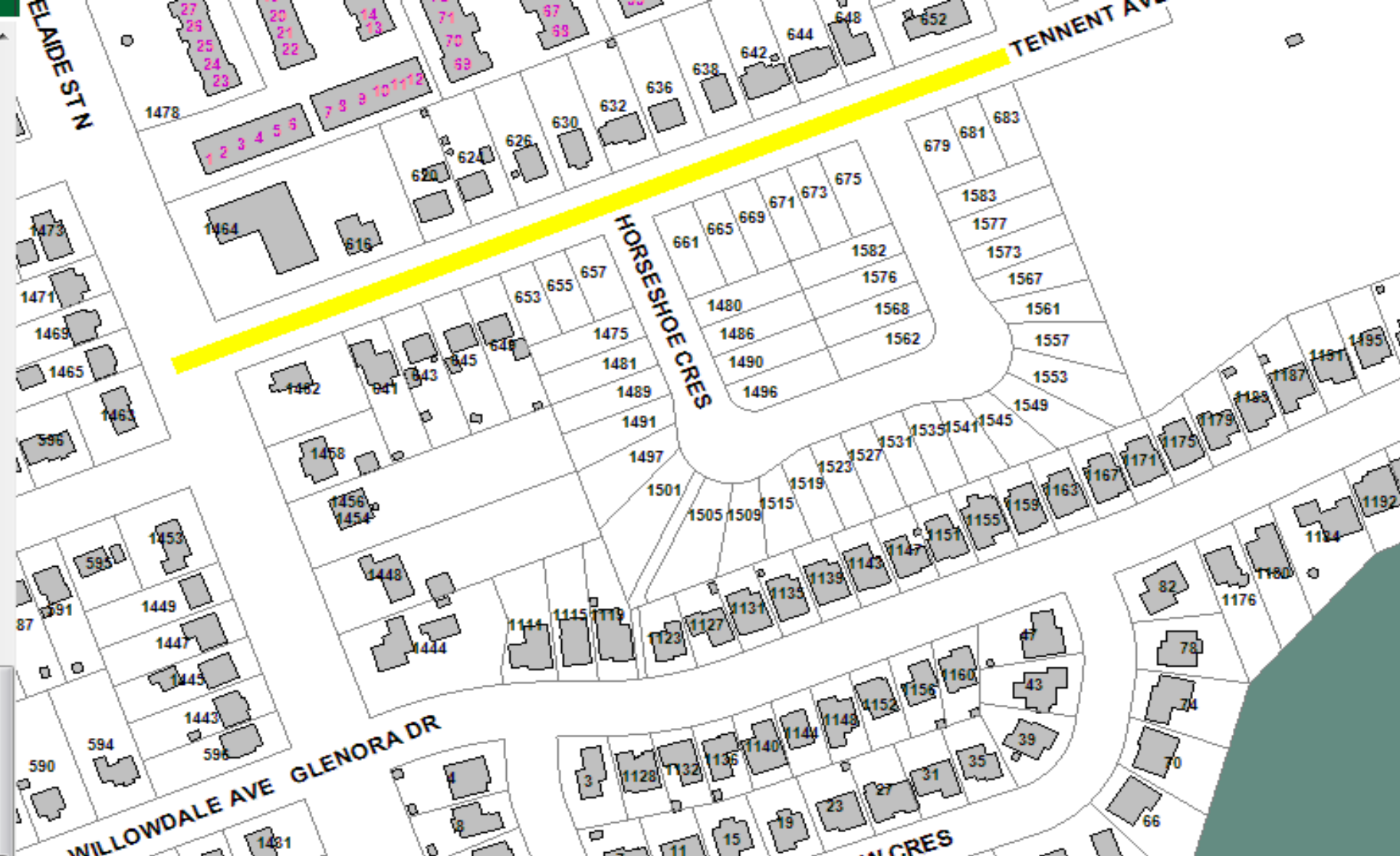
- ☐ Bus Routes
- ☐ Bus Stops
- ☐ Roadwork - Ongoing
- ☐ Roadwork - Upcoming

**Assessment**

- ☒ Assessment Parcels  
As of Apr 28, 2014
- ☐ Assessed VL Condos  
As of Mar 26, 2013
- ☒ Urban Growth Boundary

**Buildings**

- ☒ Buildings
- ☐ Flood Plains
- ☐ Cons Auth Regulated Areas
- ☐ Vegetation

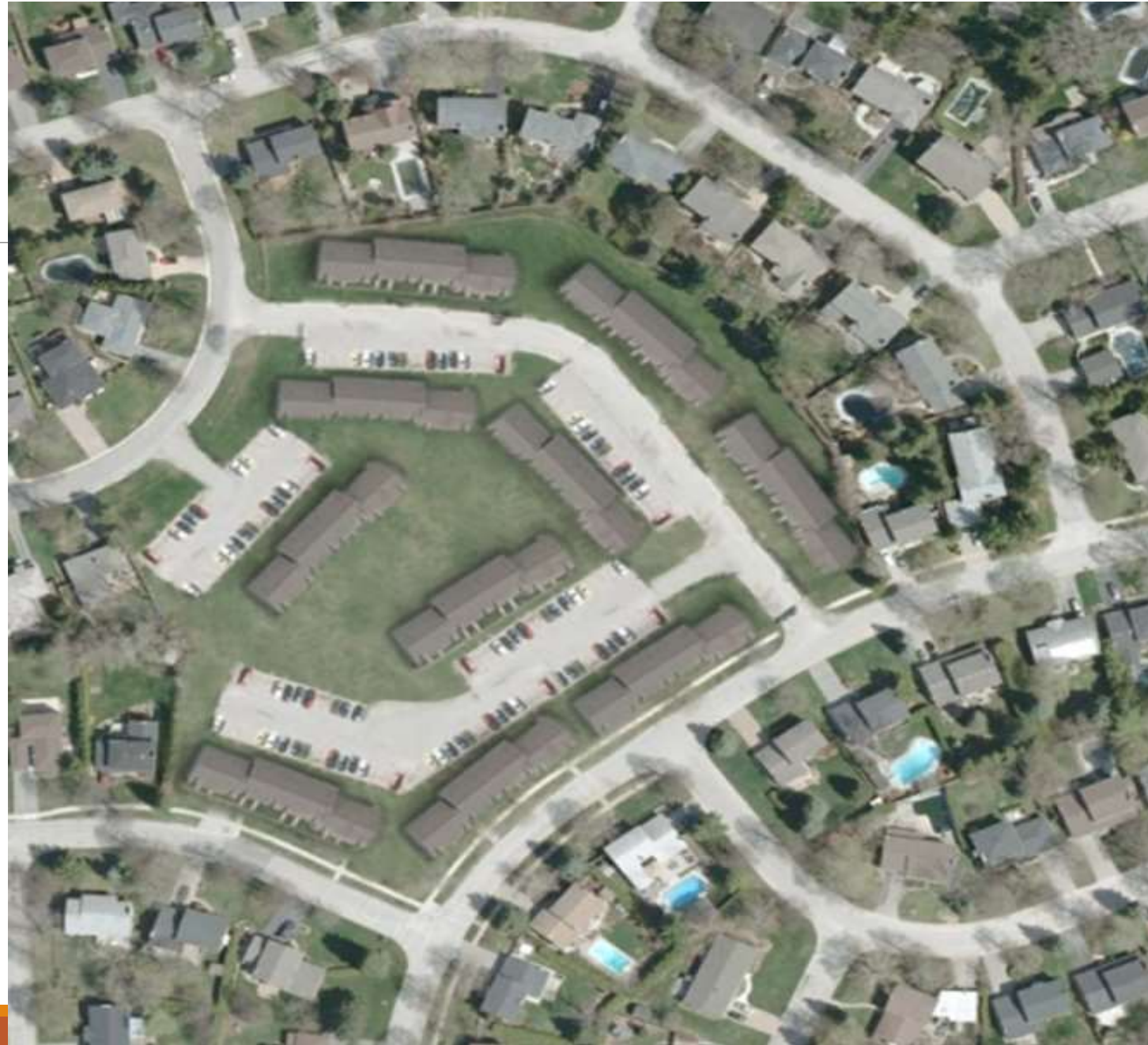


R1-4 and R1-5 (Adelaide and Tennent)

Min frontage of 40 feet

75 Units

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# Decision Point for SF/OP Community

1. SUPPORT THE CITY'S CURRENT PURCHASE AND REZONING PROCESS (PARK SPACE, SINGLE FAMILY HOMES & TOWNHOUSES)

## Advantages

Guaranteed park space

The City is currently undertaking an exhaustive process to engage the community regarding zoning and design; they are listening to the Community

The City is not profit driven

## Disadvantages

There is currently no funding within the City's 2014 budget for park amenities.

The builder who later buys from the City to develop the residential portion, can apply for rezoning; HOWEVER City Planners have said it difficult for a developer to get approval to rezone the property again.

2. DO NOT SUPPORT THE CURRENT CITY PURCHASE; INSTEAD SUPPORT A PROCESS WHEREBY THE SCHOOL BOARD SELLS TO THE HIGHEST BIDDER

## Advantages

Chance that a new owner might build all single family homes. Based on our discussions with developers a higher density means higher financial returns.

## Disadvantages

The new owner may be less interested in community concerns.

A park within the final development is very unlikely.

Maximizing units on the property will maximize profits (i.e. the current land use allows for up to 150 units on the property); this is not what the City has planned

# HAVE YOUR SAY

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WRITE or CALL **BRIAN TURCOTTE**, City of London Senior Planner with your comments

File: Z-8334 , 7 Annadale

[bturcott@London.ca](mailto:bturcott@London.ca)

519 661-2500, ext. 4651 . DO it by June 23

AND/OR when City Council's Planning and Environment Committee meets:

**Attend and speak or submit a letter for inclusion on the agenda**

# Questions

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# Ballots...

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# CONTACTS FOR MORE INFORMATION

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