



London  
CANADA

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P.O. Box 5035  
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N6A 4L9

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February 24, 2015

## **NOTICE OF REVISED APPLICATION**

### **for Approval of Draft Plan of Subdivision Official Plan and Zoning By-law Amendment**

By notice dated August 8, 2014 you were previously advised of an application for a Plan of Subdivision consisting of 167 residential units in the form of single detached dwellings, two medium density residential blocks (Blocks 168 and 169), four convenience commercial blocks (Blocks 170-173), an institutional block (Block 176), two walkway blocks (Blocks 177 and 178), two future development blocks (Blocks 174 and 175), two open space blocks (Blocks 179 and 180) and 6 local public streets (an extension of Bakerville Street to the north and to the east, an extension of Debra Drive to the north, an extension of Westpoint Heights to the north, an extension of Savoy Street to the north and a new Street "A", Street "B" and Street "C").

In response to City and agency comments, a revised draft plan of subdivision has recently been submitted and is described below. We are advising you of the application to invite your comments on the revised plan.

*\* **Note to commenting Departments & Agencies:** In providing your comments, please note if there are any changes from your previous comments (on the August 2014 notice) and/or confirm if previous comments continue to be relevant to the revised draft plan of subdivision.*

<b>APPLICANT:</b>	MHBC Planning on behalf of 1640209 Ontario Limited
<b>LOCATION:</b>	<b>Municipal Address:</b> 1959 Wharncliffe Road South ( <i>map attached</i> ) <b>Planning District:</b> Lambeth <b>Watershed:</b> Dingman Creek <b>Assessment No:</b> 080050173000000
<b>PURPOSE AND EFFECT:</b>	The purpose and effect of this application is to permit the development of a Low Density Residential and Multi-Family Medium Density Residential plan of subdivision on a 22.3 hectare parcel of land located immediately northwest of the intersection of Wharncliffe Road South and Bostwick Road.
<b>CURRENT PROPOSAL:</b>	The <u>revised</u> plan of subdivision reduces the number of single detached residential lots from 167 to 153, maintains the two medium density residential blocks (Blocks 154 and 155), four convenience commercial blocks (Blocks 156-159), and institutional block (Block 165), increases the number of walkway blocks from two to three (Blocks 166-168), the number of open space blocks from two to four (Blocks 170-173), the number of future development blocks to five (Blocks 160-164), adds a walkway/service corridor block (Block 169), and decreases the number of local public streets to five (an extension of Bakerville Street to the north and to the east, an extension of Debra Drive to the north, an extension of Westpoint Heights to the north, an extension of Savoy Street to the north and a new Street "A").  The requested amendment to the Official Plan is unchanged from the previous notice except for the highlighted in bold below: <ul style="list-style-type: none"><li>• Change the designation as outlined on Schedule 'A' of the Official Plan for a portion of these lands of this plan from "Environmental Review" to "Low Density Residential" to permit single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare.</li></ul>

- **Change the designation as outlined on Schedule 'A' of the Official Plan for a portion of these lands of this plan from "Low Density Residential" to "Open Space" to permit single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare.**
- **Change the designation as outlined on Schedule 'A' of the Official Plan for a portion of these lands of this plan from "Open Space" to "Low Density Residential"**
- **Change Schedule 'B1' of the Official Plan for a portion of these lands of this plan to remove the "Unevaluated Vegetation Patch" delineation and the "Potential Naturalization Corridor" delineation.**

The requested amendment to Zoning By-law Z.-1 is unchanged from the previous notice except for the commercial component as highlighted in bold below:

- a Residential R1 (R1-4) Zone to permit single detached dwellings on lands west of Savoy Street with a minimum frontage of 12.0 metres (39.37 feet) and a minimum lot area of 360 square metres (3,875 square feet);
- a Residential R8 (R8-4) Zone to support medium density residential uses such as stacked townhouses, apartment buildings and senior citizen apartment buildings at a maximum density of 75 units/ha(30 units/acre), and a maximum building height of 13m(42.6 feet);
- a Residential R9 Zone (R9-3\*H30) to support high density residential uses such as apartment buildings and senior citizen apartment buildings with a maximum density of 100 units/ha( 40 units/acre) and a maximum building height of 32 metres(105 feet);
- a Convenience Commercial (CC6) Zone to permit a limited range of convenience commercial uses such as convenience stores, medical/dental offices, food stores, offices, pharmacies and restaurants which service the immediate neighbourhood;
- **a Convenience Commercial CC6 Special Provision (CC6( )) Zone:**
  - a) **Building Form:**
    - i. **Permitted uses may be within a shopping centre;**
    - ii. **Single use buildings may be permitted;**
    - iii. **Gross Floor Area (maximum): Restaurants (eat in): 300m<sup>2</sup>**
  - b) **Additional Permitted Uses:**
    - i. **Financial Institutions with drive-through facilities**
  - c) **Regulations:**
    - i. **Front Lot Line will be defined as the lot line abutting Wharnccliffe Road South;**
    - ii. **Front Yard Setback (minimum): 1.0m(32.ft)**
- **a Convenience Commercial CC6 Special Provision (CC6( )) Zone:**
  - a) **Building Form:**
    - i. **Permitted uses may be within a shopping centre;**
    - ii. **Single use buildings may be permitted**
  - b) **Permitted Uses:**
    - i. **Personal service establishments without a drive-through facility;**
    - ii. **Convenience business service establishments without drive-through facilities;**
    - iii. **Studios without drive-through facilities;**
    - iv. **Offices without drive-through facilities;**
    - v. **Pharmacies without drive-through facilities;**
    - vi. **Offices without drive-through facilities**
    - vii. **Commercial schools without drive-through facilities**
    - viii. **Financial institutions with drive-through facilities;**
    - ix. **Medical/dental offices;**
    - x. **Day care centres without drive-through facilities**
  - c) **Regulations**
    - i. **Front Yard Setback(minimum): 1.0m(32.ft)**
- a Neighbourhood Facility (NF1) Zone to permit a range of institutional uses such as churches, community centres, day care centres and fire stations; and
- an Open Space (OS4) Zone to protect lands with existing ecological features and functions.

The City is also considering the following amendments:

- The application of a Holding (h) Provision across the subject lands. The holding provision is to ensure the orderly development of lands and the adequate provision of services by requiring that a subdivision agreement

be entered into with the City.

- Amend Schedule "B1" – Natural Heritage Features of the Official Plan to remove "Unevaluated Vegetation Patch" and "Potential Naturalization Area" delineations from the subject lands.
- Amend Schedule "C" – Transportation of the Official Plan to change to road alignment of Bostwick Road).

**EIS:**

As previously noted, an Environmental Impact Study (EIS) report prepared by BioLogic, was submitted with the application for draft plan of subdivision. The EIS report is available for public review during regular business hours at the City of London Development Services Unit, 6<sup>th</sup> Floor, City Hall.

**PLANNING POLICIES:**

The Official Plan designates most of the subject property as "Low Density Residential", which allows single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare as the main permitted uses and "Multi-Family Medium Density Residential" which allows multiple attached dwellings at a maximum density of 75 units per hectare as the main permitted uses. A small portion of the subject property is designated "Environmental Review" which allows agriculture, horticulture, woodlot management, conservation, recreational uses and essential public utilities as the main permitted uses. Another portion is designated Open Space which permits public open space uses including district, city-wide, and regional parks; and private open space uses such as cemeteries and private golf courses.

Non-residential community facilities that are normally associated with, and integral to, a residential environment are permitted in residential designations in the Official Plan. Where they are determined to be appropriate the following community facilities permitted in all Residential land use designations include churches; day care centres; branch libraries; schools; community centres; public parks; and public recreation facilities. Zoning on individual sites may not allow for the full range of permitted uses. New community facility uses will require a zone change subject to the following criteria:

The Southwest Area Plan (SWAP) permits the development of convenience commercial uses on lands designated "Multi-Family, Medium Density Residential" and situated within the "Bostwick Residential Neighbourhood". Uses are limited to a range of convenience and personal service commercial uses, and small-scale eat-in restaurants.

**HOW TO COMMENT:**

Please call in, mail, fax or email your comments by **March 17<sup>th</sup>, 2015**, if possible. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments (including comments previously received) will be reviewed and summarized in a report that will be submitted to the Planning Committee of City Council for consideration. **Please Note:** Your comments and opinions submitted to the City on this matter, including your name and address, will become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

Your representative on City Council, Councillor Anna Hopkins (City Hall Telephone Number: 519-661-2500 ext. 4009), would be pleased to discuss any concerns you may have with this application.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

**APPEALS:**

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 Manager of Development Services in respect of the proposed Plan of Subdivision, Official Plan or Zoning By-law amendment before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision;
- ii. the Council of the City of London adopts the proposed Official Plan amendment (if applicable); or,
- iii. the Zoning By-law amendment is passed (if applicable),

the person or public body is not entitled to appeal the decision of the Approval Authority or the Council of the City of London to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**PUBLIC MEETING:**

The appropriateness of the proposed plan of subdivision will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

**FOR MORE INFORMATION:**

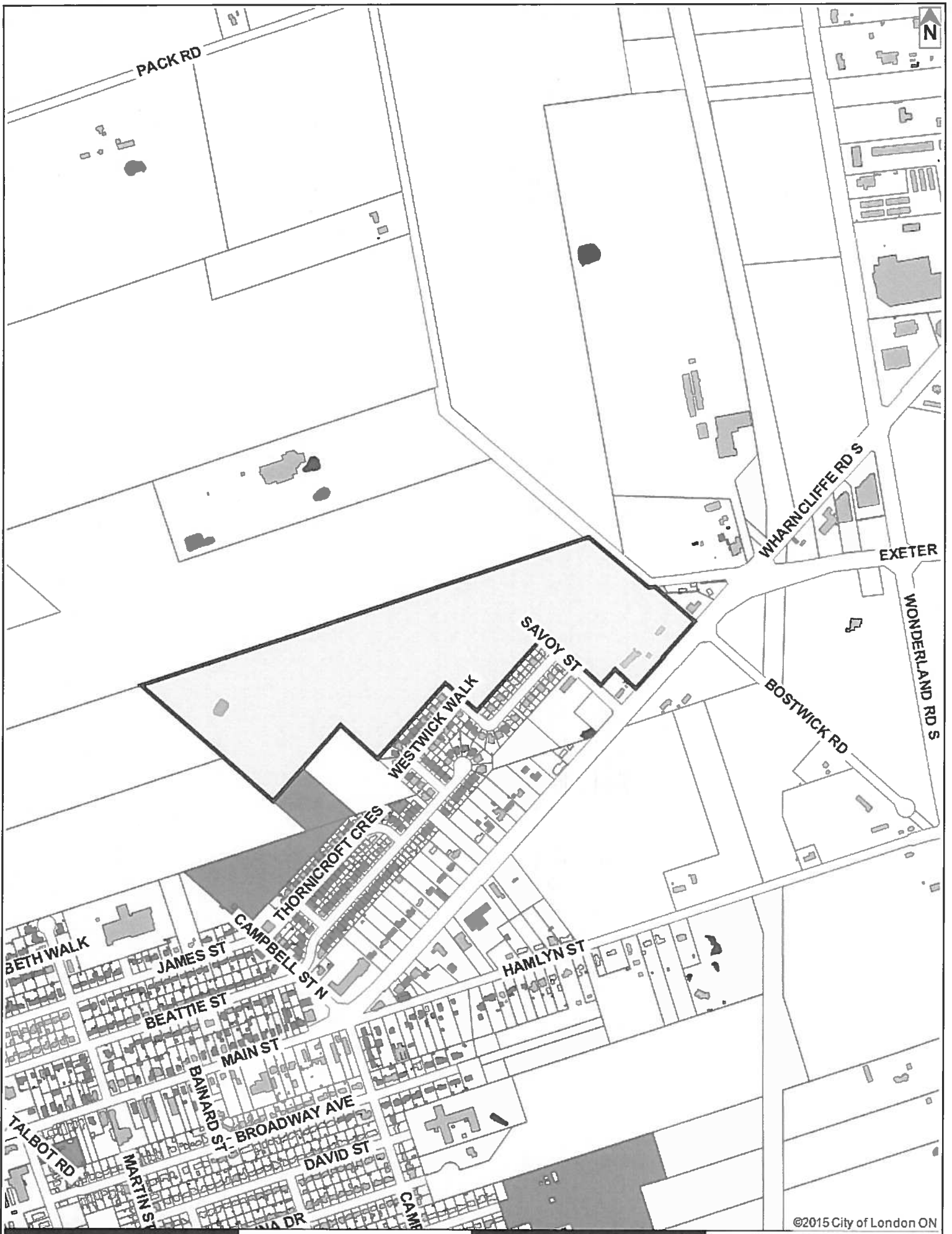
For additional information, please contact Alanna Riley at 519-661-2500 ext. 4579, referring to File Numbers :39T-14502 & OZ-8393", or inquire at the Development Services Unit, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

**TO BE NOTIFIED:**

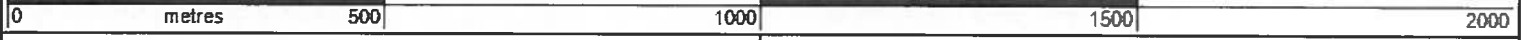
If you wish to be notified of the decision of the City of London in respect of this proposed plan of subdivision, you must make a written request to the Manager of Development Services, City of London, P.O. Box 5035, London ON N6A 4L9.

If you wish to be notified of the adoption of the of the possible City initiated Official Plan amendment (if applicable) or of the refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9.

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### LOCATION MAP

Subject Site: 1959 Wharnclyffe Rd S  
 Applicant: 1640209 Ontario Ltd C/O York Property Management  
 File Number: 39T-14502  
 Planner: Alanna Riley  
 Created By: Alanna Riley  
 Date: 2015-02-24  
 Scale: 1:10100

### LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers







Source: City of London Official Plan Schedule 'A' Land Use

**LEGEND**

- |   |   |               |
|---|---|---------------|
| MULTI FAMILY - MEDIUM DENSITY RESIDENTIAL | COMMUNITY FACILITY                            | SUBJECT LANDS |
| LOW DENSITY RESIDENTIAL                   | MAIN STREET COMMERCIAL CORRIDOR               |               |
| OPEN SPACE                                | AUTO ORIENTED COMMERCIAL CORRIDOR             |               |
| ENVIRONMENTAL REVIEW                      | WONDERLAND ROAD COMMUNITY ENTERPRISE CORRIDOR |               |

**Figure 3**

**Proposed Official Plan Designation Schedule 'A' Land Use**

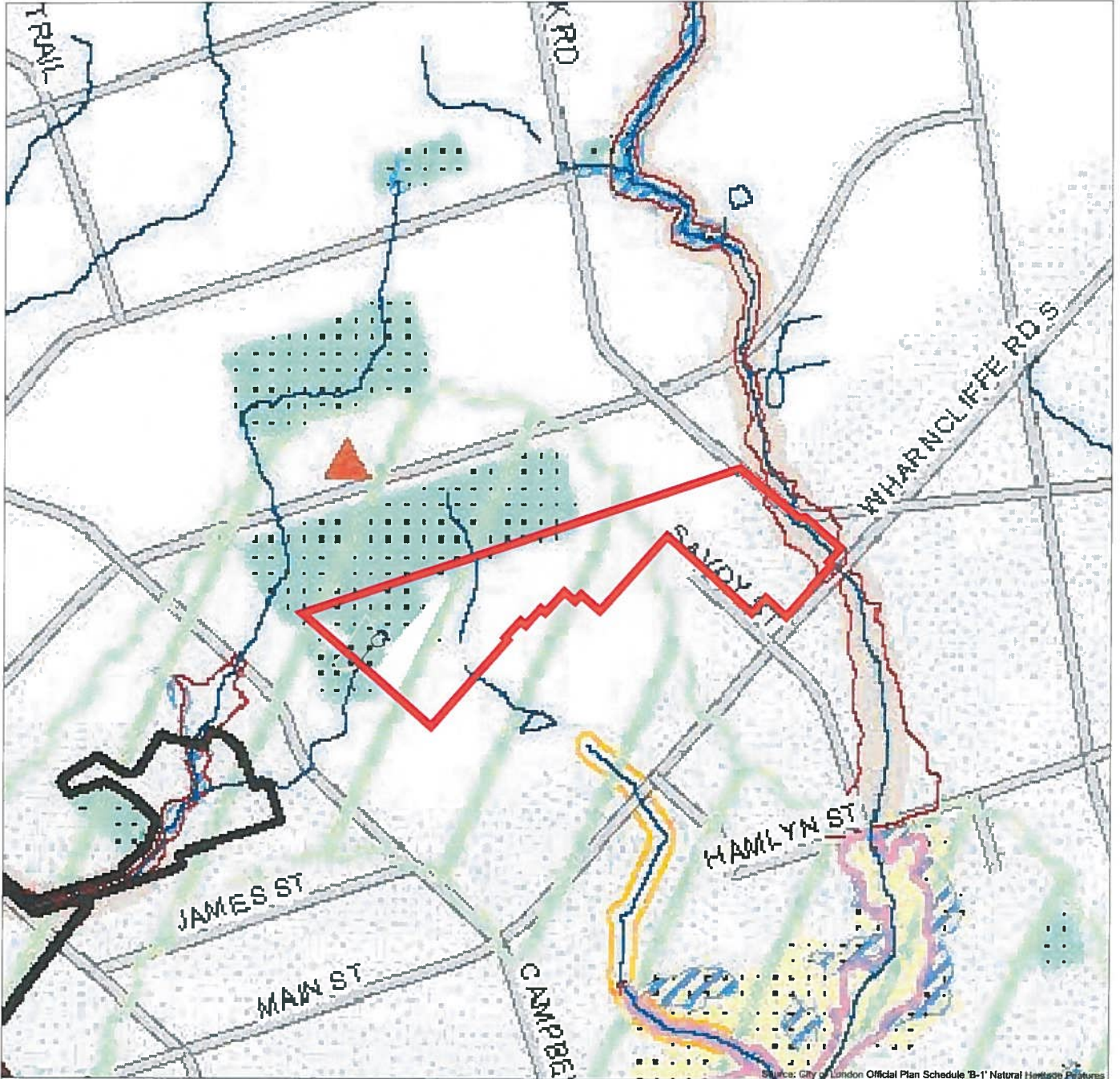
  
 PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE  
**MHBC PLANNING**  
430 COLBORNE STREET  
 SUITE #202  
 LONDON, ON, M4B 2V2  
 P: 416-291-3131  
 WWW.MHBCPLAN.COM



DATE: Feb 20, 2015      SCALE 1 : 12,500










Figure 3 - Proposed OP Designation - Schedule 'A' - Feb 20 2015

Wharcliffe Rd S. @ Bostwick Rd.  
London



Source: City of London Official Plan Schedule 'B-1' Natural Heritage Features

**LEGEND**

-  UNEVALUATED VEG PATCHES
-  SIGNIFICANT CORRIDORS
-  UNEVALUATED CORRIDORS
-  UNEVALUATED WETLANDS
-  POTENTIAL NATURALIZATION AREAS
-  GROUND WATER RECHARGE
-  MAXIMUM HAZARD LINE
-  BIG PICTURE META-CORES AND META-CORRIDORS
-  SUBJECT LANDS

**Figure 7**  
**Proposed**  
**Official Plan**  
**Designation**  
**Schedule 'B-1'**  
**Natural Heritage**  
**Features**

  
 PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE  
**MHBC PLANNING**



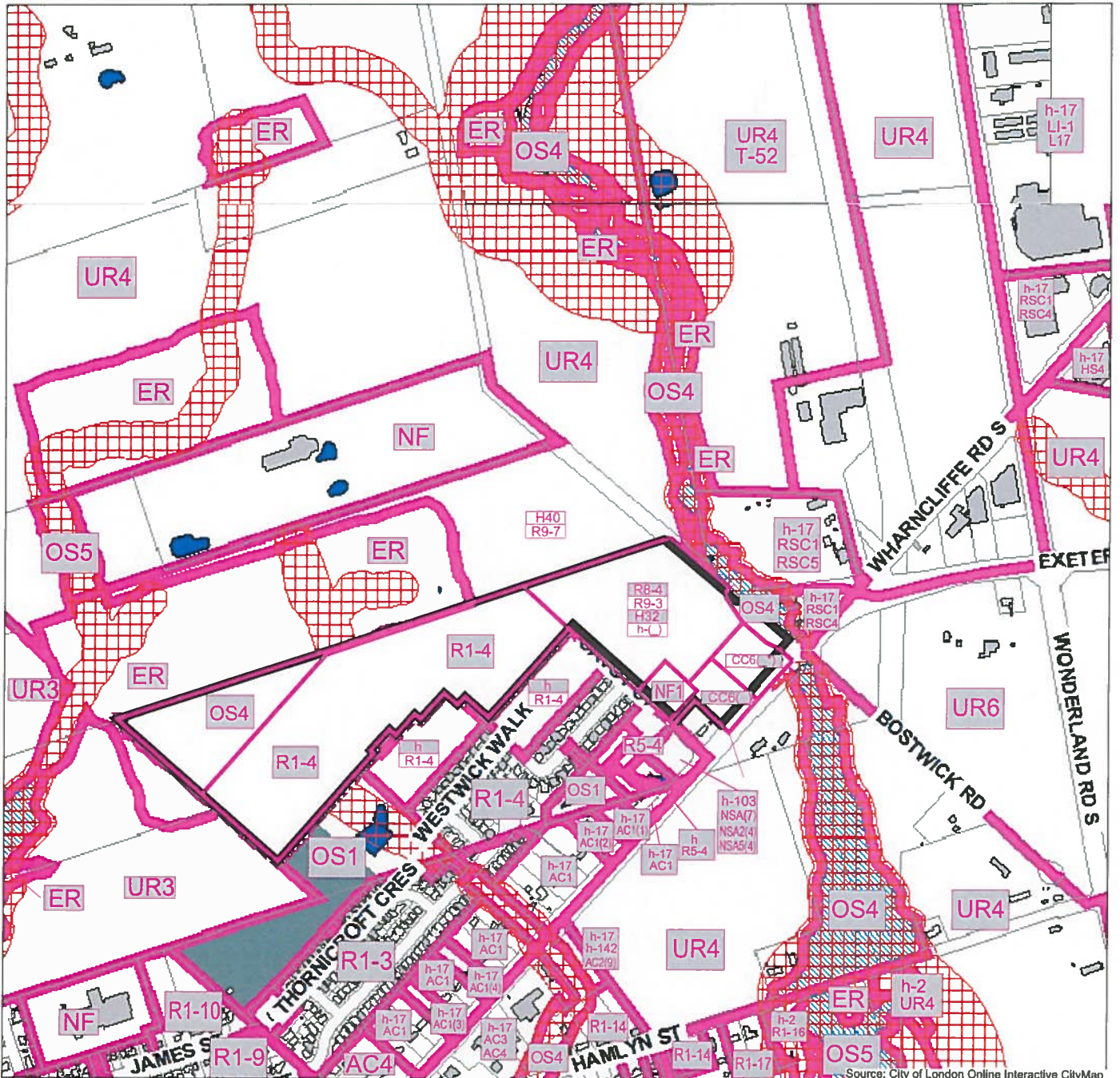
DATE: Feb 20, 2014

SCALE 1 : 12,500

N:\1094\C1\Graphics\ Figure 7 Proposed OP Schedule B-1 Designation - Feb 20 2015

Wharncliffe Rd S. @ Bostwick Rd.  
 London





Source: City of London Online Interactive CityMap

**ZONING LEGEND**

h	HOLDING ZONE PROVISIONS
H	HEIGHT PROVISION
T	TEMPORARY ZONE
R1	RESIDENTIAL R1 ZONE
R5	RESIDENTIAL R5 ZONE
R8	RESIDENTIAL R8 ZONE
R9	RESIDENTIAL R9 ZONE
NF	NEIGHBOURHOOD FACILITY ZONE

NSA	NEIGHBOURHOOD SHOPPING AREA ZONE
AC	ARTERIAL COMMERCIAL ZONE
HS	HIGHWAY SERVICE COMMERCIAL ZONE
RSC	RESTRICTED SERVICE COMMERCIAL ZONE
LI	LIGHT INDUSTRIAL ZONE
UR	URBAN RESERVE ZONE
OS	OPEN SPACE ZONE
ER	ENVIRONMENTAL REVIEW ZONE

	CONSERVATION AUTHORITY REGULATED AREAS
	SUBJECT LANDS

## Figure 5 Proposed Zoning



**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
MHBC PLANNING**

530 COLLEGE ST. 1/FLOOR  
SUITE 1202  
TORONTO, ONT. M5G 1K7  
P: 416 598-2771 F: 416 598-2930  
WWW.MHBCPLAN.COM



DATE: Feb. 20, 2014

SCALE 1 : 10,000

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Figure 5 Proposed Zoning - Feb. 20 2015

Wharncliffe Rd S. @ Bostwick Rd.  
London