



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

39T-15501/Z-8470
Nancy Pasato
tel: 519-930-3500
fax: 519-930-3501
e-mail: npasato@london.ca
website: http://www.london.ca

March 23, 2015

NOTICE OF APPLICATION for Approval of Draft Plan of Subdivision and to amend Zoning By-law

The City of London has received an application to subdivide a parcel of land as shown on the map attached. The proposed draft plan of subdivision is described below. The City of London has also received a Zoning By-law Amendment application. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT: Barry Zagdanski c/o Z-Group (Agent: Corri Marr, Stantec Consulting)

LOCATION: **Municipal Address:** 132, 146 & 184 Exeter Road, east of Wonderland Road
South and south of Whamcliffe Road South
(see attached location map)

Planning District: Longwoods

Watershed: Dingman

Assessment Roll Number: 080050126700000,080050134000000

PURPOSE AND EFFECT: The purpose and effect of these applications is to permit the development of a subdivision with approximately 707 single detached lots, 646 cluster single/townhouse dwellings, 1 commercial block, 6 park/walkway blocks, 1 open space block and 1 stormwater management block, all served by the extension of Bradley Avenue (an arterial road), 2 new secondary collector roads, and 21 new local roads.

PROPOSAL: Consideration of Residential Plan of Subdivision with 41 Low Density Blocks (approximately 707 single detached lots), 21 Medium Density Blocks (approximately 646 dwelling units), 1 commercial block, 6 park/walkway blocks, 1 open space block and 1 stormwater management block, all served by the extension of Bradley Avenue (an arterial road), 2 new secondary collector roads, and 21 new local roads.

**For the lands under consideration, a Zoning By-law amendment application (Z-8470) has also been received (see details below).*

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR6) Zone, a Holding Light Industrial (h-17*LI3) Zone, an Environmental Review (ER) Zone, and an Open Space (OS4) Zone to:

- A Residential R1 (R1-1) Zone, to permit single detached dwellings with a minimum lot frontage of 9 m and a minimum lot area of 250 m²;
- A Residential R1 (R1-4) Zone, to permit single detached dwellings with a minimum lot frontage of 12 m and a minimum lot area of 360 m²;
- A Residential R4/R5/R6 (R4-6/R5-4/R6-5) Zone, to permit:
 - R4-6 - street townhouse dwellings with a minimum lot frontage of 5.5 m, a minimum lot area of 145 m², and a maximum height of 12 m;
 - R5-4 - cluster townhouses dwellings and cluster stacked townhouse dwellings, at a maximum density of 40 units per hectare and a maximum height of 12.0 m;
 - R6-5 - cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster apartment buildings and cluster fourplex dwellings, at a maximum density of 35 units per hectare, and a maximum height of 12 m;
- A Convenience Commercial (CC) Zone, to permit convenience service establishments, convenience stores, financial institutions, and personal service establishments (all uses without a drive-through facility) at a total gross floor area maximum of 1000m², and a

maximum height of 8m;

- An Open Space (OS1) Zone, to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest;
- An Open Space (OS5) Zone, to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The above noted possible changes could permit a mix of residential and commercial uses, parks, open space and a stormwater management pond. Special provisions for reduced setbacks from the street, reduced side yard setbacks, additional building height and reduced lot frontage are also being considered. The City may also consider adding holding provisions for the following: urban design, water looing, municipal services, phasing.

The City may also consider Amendments to Schedule "B1" – Natural Heritage Features, and Schedule "B2" – Natural Resources and Hazards.

EIS:

An Environmental Impact Study (EIS) report prepared by Stantec Consulting, dated February, 2015, 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, 6th Floor, City Hall.

PLANNING POLICIES:

The Official Plan designates the subject site 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; "Multi-Family Medium Density Residential" which allows multiple attached dwellings at a maximum density of 75 units per hectare as the main permitted uses; "Environmental Review" which allows agriculture, horticulture, woodlot management, conservation, recreational uses and essential public utilities as the main permitted uses, and "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.

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

The site is presently within an Urban Reserve (UR6) Zone which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities, conservation lands, managed woodlots, wayside pits, and passive recreation uses, kennels, private outdoor recreation clubs, and riding stables, a Holding Light Industrial (h-17*LI3) Zone which permits assembly halls, commercial recreation establishments, day care centres, private clubs, and private parks, an Environmental Review (ER) Zone which permits conservation lands, conservation works, passive recreational uses, managed woodlots, and agricultural uses, and an Open Space (OS4) Zone which permits conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, and sports fields without structures.

HOW TO COMMENT:

Please call in, mail, fax or email your comments by **Wednesday, May 15, 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 will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. **Please Note:** Personal information collected and recorded through 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, 519-661-2500 ext. 4937.

*** Special Note to Environmental and Engineering Services Department:**
Divisional Comments are to be submitted to Development Services by April 21, 2015.

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 (if applicable) 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 Manager of Development Services 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.

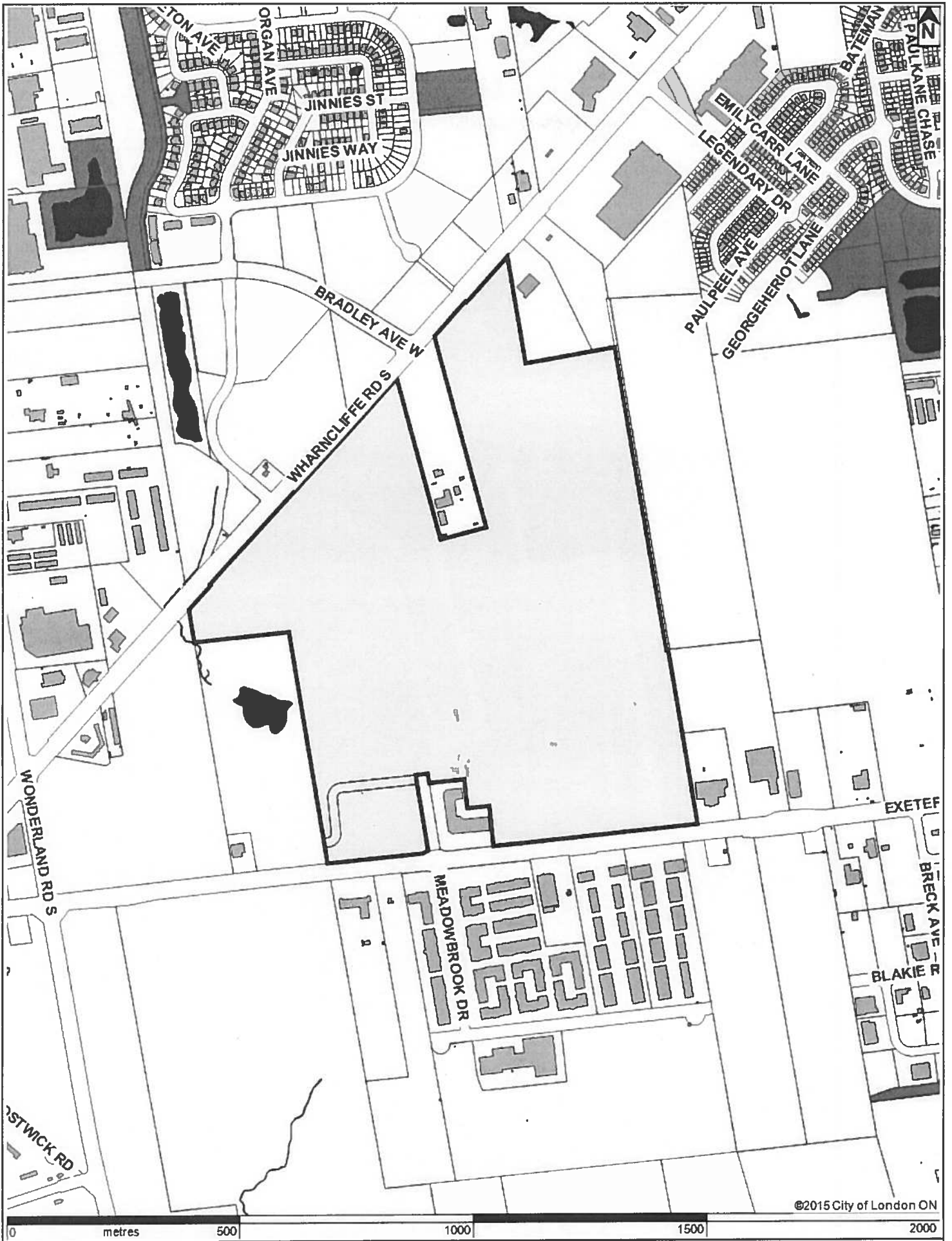
FOR MORE INFORMATION

For additional information, please contact Nancy Pasato at 519-661-2500 ext. 4586, referring to "File 39T-15501 – Richardson Lands", or inquire at the Development Services, 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 proposed 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.



LOCATION MAP

Subject Site: 132, 146 & 184 Exeter Rd
 Applicant: Z Group Homes Inc./Barry Zagdanski
 File Number: 39T-15501/Z-8470
 Planner: Nancy Pasato
 Created By: Nancy Pasato
 Date: 2015-03-17
 Scale: 1:10100

LEGEND

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





Stantec
 650171 Ontario Avenue
 London, ON N6A 3J7
 Tel: 519-443-2337
 www.stantec.com

DRAFT PLAN OF SUBDIVISION
RICHARDSON PROPERTY

PART OF
LOTS 33, 34 AND 35
CONCESSION 2
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
 IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

- A: AS SHOWN ON DRAFT PLAN
- B: AS SHOWN ON DRAFT AND KEY PLAN
- C: AS SHOWN ON DRAFT AND KEY PLAN
- D: ACCORDING TO LAND USE SCHEDULE
- E: RESIDENTIAL, AGRICULTURAL, COMMERCIAL
- F: AS SHOWN ON DRAFT AND KEY PLAN
- G: AS SHOWN ON DRAFT AND KEY PLAN
- H: UNLESS OTHERWISE SPECIFIED, TO BE INSTALLED
- I: AS SHOWN ON DRAFT PLAN
- J: AS SHOWN ON DRAFT AND KEY PLAN
- K: AS SHOWN ON DRAFT AND KEY PLAN
- L: AS SHOWN ON PLAN

SCHEDULE OF LAND USE

Block	Area (sq. m)	Area (sq. ft)
Block 1-4	10,282	110,000
Block 5-12	13,272	143,500
Block 13	3,271	35,300
Block 14-19	1,059	11,400
Block 20	2,648	28,500
Block 21	2,648	28,500
Block 22-28	9,845	106,500
TOTAL	71,301	763,000

OWNER'S AUTHORIZATION
 I, THE UNDERSIGNED, AUTHORIZED THE PREPARATION AND SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION.

SECTION NO.	DATE

SURVEYOR'S CERTIFICATE
 I, THE UNDERSIGNED, A LICENSED SURVEYOR OF ONTARIO, HAVE EXAMINED THE DRAFT PLAN OF SUBDIVISION AND THE ACCURACY AND CORRECTNESS THEREOF.

DATE	BY	PROFESSIONAL DESIGNATION

Client/Project
 1103125 Ontario Inc.

Richardson Lands
 146 EXETER ROAD
 London, ON Canada

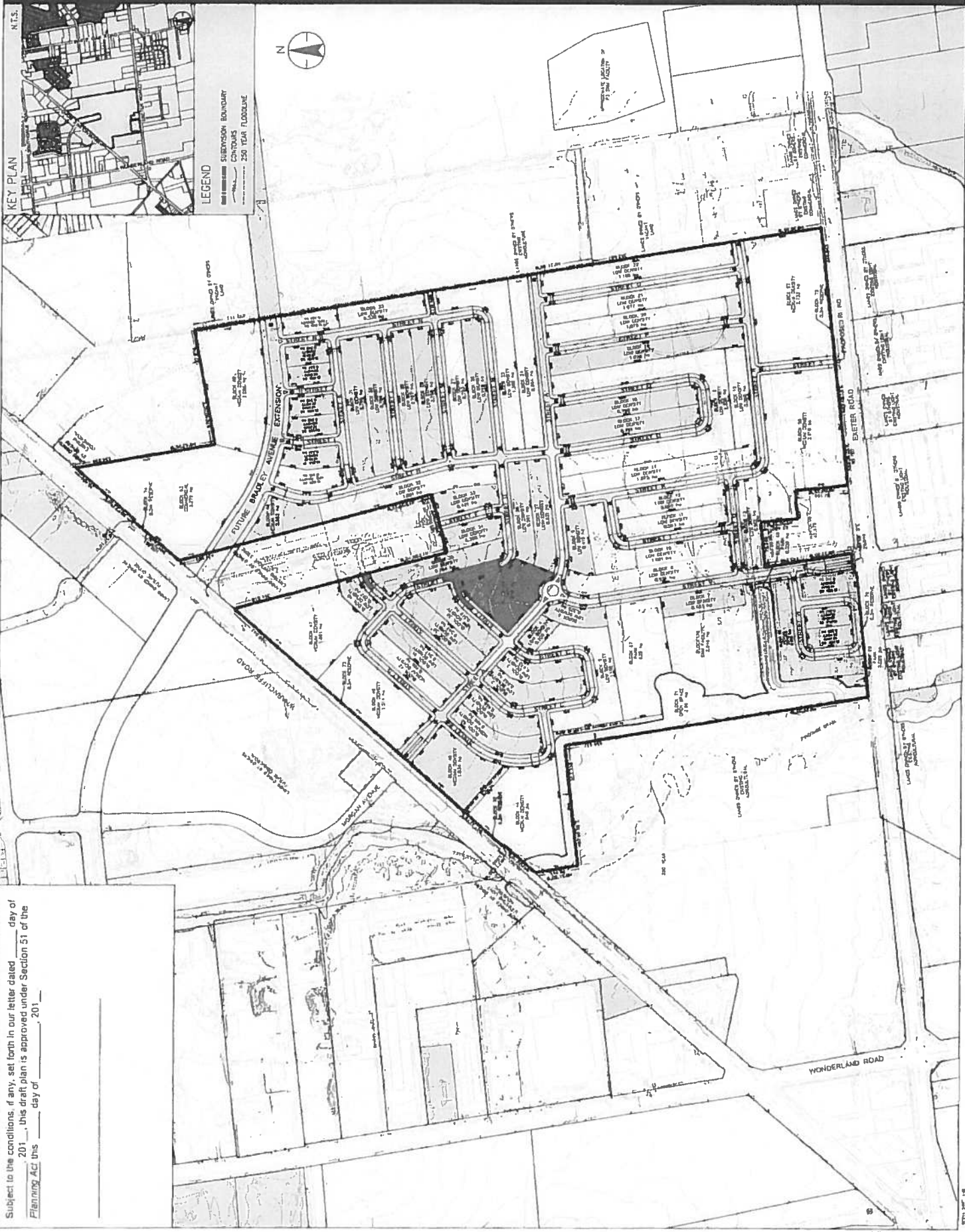
DRAFT PLAN OF SUBDIVISION

Project No
 16140268

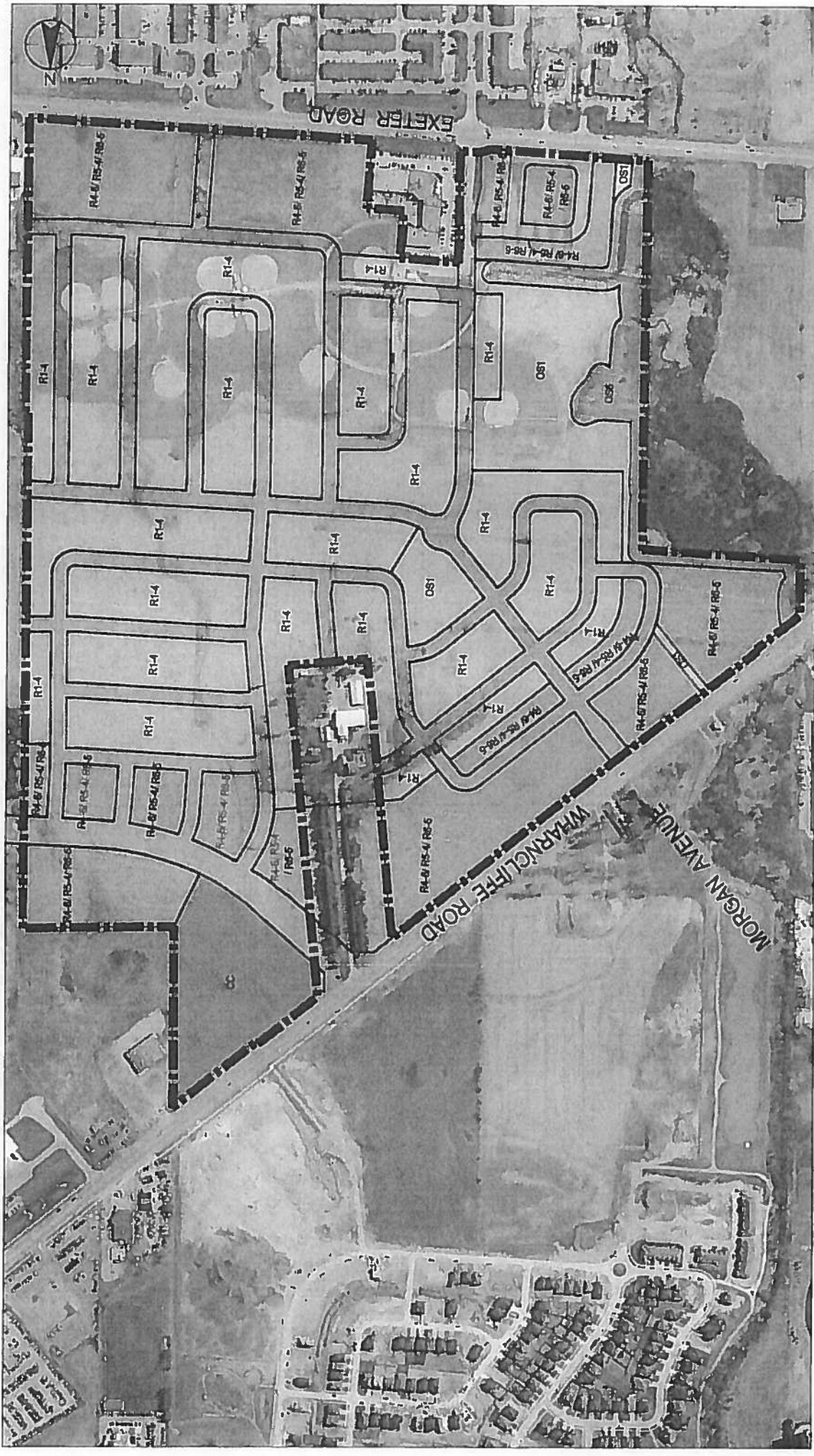
Scale
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Drawing No
 Sheet 1 of 1

Revision
 0



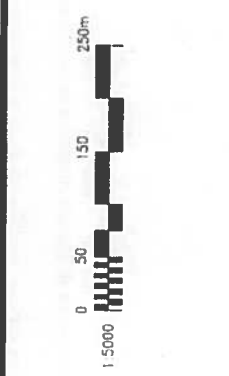
Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 201____, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 201____.



Client Project
 1103125 Ontario Inc.
 RICHARDSON LANDS
 London, ON, Canada

Figure No. 4.0
 Title

Proposed Zoning and Land Use



- Legend
- Commercial
 - Open Space
 - Medium Density Residential
 - Low Density Residential
 - Subject Site

Stantec

600-171 Queens Avenue
 London ON N6A 5J7
 Tel. 519-645-2007
 www.stantec.com



Stantec
 485-171 Queens Avenue
 London, ON N6A 5T7
 Tel: 519-837-2222
 www.stantec.com

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**DRAFT PLAN OF SUBDIVISION
 RICHARDSON PROPERTY**

PART OF
**LOTS 33, 34 AND 35
 CONCESSION 2
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX**

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

- A. AS SHOWN ON DRAFT PLAN AND KEY PLAN
- B. AS SHOWN ON DRAFT AND KEY PLAN
- C. AS SHOWN ON DRAFT AND KEY PLAN
- D. ACCORDING TO LAND USE SCHEDULE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT AND KEY PLAN
- G. AS SHOWN ON DRAFT AND KEY PLAN
- H. AS SHOWN ON DRAFT AND KEY PLAN
- I. AS SHOWN ON DRAFT AND KEY PLAN
- J. AS SHOWN ON DRAFT AND KEY PLAN
- K. AS SHOWN ON DRAFT AND KEY PLAN
- L. AS SHOWN ON DRAFT AND KEY PLAN

SCHEDULE OF LAND USE

(No.)	Area (sq. m)	Area (sq. ft.)
1-11	30,702	79,201
12-13	13,342	33,779
14-15	3,379	8,611
16-17	2,248	5,744
18-19	2,881	7,381
20-21	1,945	4,985
22-23	1,945	4,985
TOTAL	79,201	202,286

OWNER'S AUTHORIZATION
 I, the undersigned, being the owner of the land shown on the plan, do hereby authorize the preparation and transmission of the plan of subdivision.

DATE: Feb 2, 2011
 DATE: Feb 9, 2011
 DATE: Feb 9, 2011
 DATE: Feb 16, 2011

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LAND TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECT AND ACCURATELY SHOWN.

Client/Project
 110325 Ontario Inc.
 RICHARDSON LANDS
 144 EXETER ROAD
 London, ON Canada

Title
 DRAFT PLAN OF SUBDIVISION

Project No. 161401248
 Scale 1:3,000
 Drawing No. Sheet 1 of 1
 Revision 0



Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 2011, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 2011.

N.T.S.

KEY PLAN

LEGEND
 SUBDIVISION BOUNDARY
 CONTOUR
 200 YEAR FLOODLINE



2011 02 16 10:55 AM