



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

London  
CANADA

39T-14504/OZ-8417  
Planner: Allister MacLean  
tel: 519-661-2500 ext. 4594  
fax: 519-661-5397  
e-mail: amaclean@london.ca

July 13, 2015

**NOTICE OF REVISED APPLICATION  
for Approval of Draft Plan of Subdivision,  
Official Plan and Zoning By-law Amendment**

By letter dated September 15, 2014 you received notice of the draft plan of subdivision and an Official Plan Amendment/Zoning By-law Amendment for the property municipally known as 3493 Colonel Talbot Road, as shown on the map attached. The applicant has since resubmitted a revised draft plan and has requested its circulation. **The new amendments are outlined in bold below.**

**APPLICANT:** MHBC Planning on behalf of 2219008 Ontario Limited (York Developments)

**LOCATION:** **Municipal Address:** 3493 Colonel Talbot Road (*map attached*)

**Planning District:** Lambeth

**Watershed:** Dingman Creek

**Assessment No:** 080070057000000

**PURPOSE AND EFFECT:** 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 40.5 hectare parcel of land located immediately southwest of the intersection of Colonel Talbot Road and Pack Road.

**PROPOSAL:** Consideration of a Plan of Subdivision consisting of 177 residential units in the form of single detached dwellings, **three (3)** medium density residential blocks (**Blocks 179-181**), one mixed use block (**Block 178**), **four** walkway blocks (**Blocks 186-189**), one future development block (**Block 182**), two park blocks (**Blocks 183 and 184**), **one (1)** open space block (**Block 185**), a stormwater management block (**Block 190**) serviced by Pack Road, and 6 local public streets.

Possible Official Plan Amendment to change the designation of a portion of these lands of this plan from "Environmental Review" and "Open Space" to "Low Density Residential" to permit single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare and to "Multi-Family Medium Density Residential" to permit multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged at a maximum density of 75 units per hectare.

Possible change to Zoning By-law Z.-1 from an Urban Reserve (UR4) Zone, a Holding Urban Reserve (h-2\*UR4) Zone, an Open Space (OS4) Zone and Open Space (OS5) Zone to:

- a Residential R1 (R1-8) Zone to permit single detached dwellings with a minimum frontage of 15.0 metres (49.2 feet) and a minimum lot area of 600 square metres (6,458 square feet);
- a Residential R6 (R6-5) Zone to facilitate vacant land condominiums and to support a range of low and medium density residential uses such as single detached dwellings, semi-detached dwellings, stacked townhouses, apartment buildings and senior citizen apartment

buildings at a maximum density of 35 units/ha(14 units/acre), and a maximum building height of 10.5m(34.4 feet);

- a Residential R8 Zone (R8-4) to support medium density residential uses such as apartment buildings, stacked townhouses and senior citizen apartment buildings with a maximum density of 75 units/ha( 30 units/acre) and a maximum building height of 13 metres(42.6 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;
- an Open Space (OS4) Zone to protect lands with existing ecological features and functions.
- an Open Space (OS5) Zone to support conservation and passive recreational uses.

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 municipal services.
- Amend Schedule "B1" – Natural Heritage Features of the Official Plan to remove "Unevaluated Vegetation Patch" and "Potential Naturalization Area" delineations from the subject lands, and portions of the "Significant Corridor" and Environmentally Significant Area" delineations adjacent to the tributary corridor from the subject lands.

#### **EIS**

A Subject Lands Status Report and Scoped Environmental Impact Study (EIS) report, prepared by Biologic, have been submitted. The EIS report is available for public review during regular business hours at the City of London Development Services Division, 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" along a small drainage tributary and allows agriculture, horticulture, woodlot management, conservation, recreational uses and essential public utilities as the main permitted uses. Another portion is designated "Open Space" along a main drainage channel traversing the property and lands situated along the Dingman Creek corridor. This designation 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 "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:**

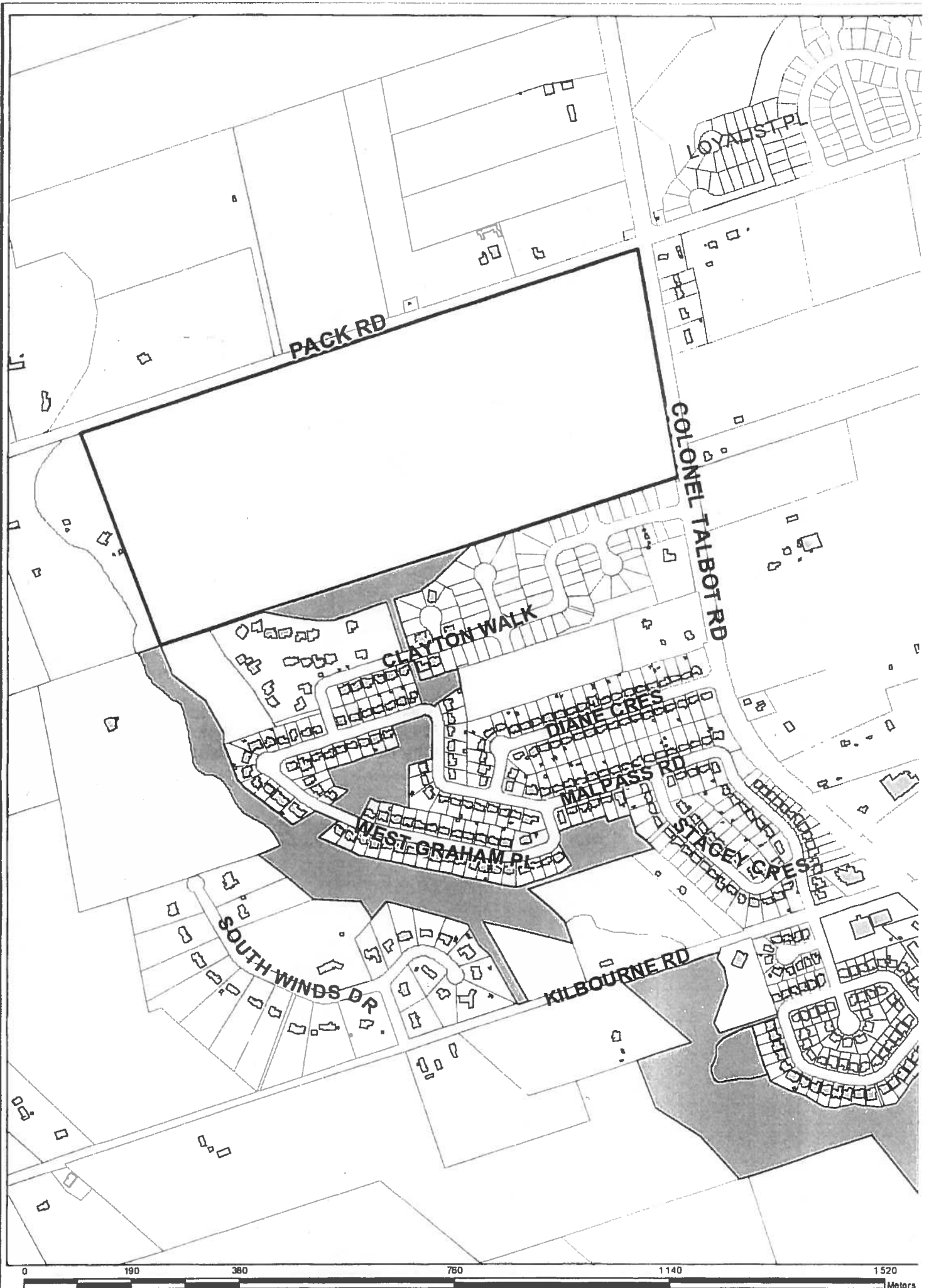
Please call in, mail, fax or email your comments by **August 26, 2015** if possible. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. **Please Note:** 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



**LOCATION MAP**

Subject Site: 3493 Colonel Talbot Road  
 Applicant: MHBC for 2219008 Ontario Limited (York Developments)  
 File Number: 39CD-14504/OZ-8417  
 Planner: Allister MacLean  
 Created By: M. Sundercock  
 Date: 2015-07-09

**LEGEND**

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



meeting, if one is held, or make written submissions to the Manager of Development Planning 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 Manager of Development Planning 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 Allister MacLean at 519-661-2500 ext. 4594, referring to "File 39T-14504/OZ-8417", or inquire at the Development Planning Division, 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 Planning, Development Services Division, 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 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.

**Note: We are currently experiencing a work stoppage and some City services are affected. For details about our current service levels please visit our website at [www.london.ca](http://www.london.ca) thank you for your patience during this period of work disruption and delay.**

# Revised Draft Plan



PART OF LOT 78  
 OF THE CITY OF LONDON  
 CITY OF LONDON  
 COUNTY OF MIDDLESEX

I HEREBY AUTHORISE AND WARRANT THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING.

I, the undersigned, being duly sworn, depose and say that the above information is true and correct and that I am not providing any information that is false or misleading.



I, the undersigned, being duly sworn, depose and say that the above information is true and correct and that I am not providing any information that is false or misleading.

Lot No.	Area (sq. ft.)	Area (sq. m.)
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RECEIVED BY  
 MR. J. J. J.  
 CITY OF LONDON  
 DEVELOPMENT SERVICES

DATE: April 12, 2017  
 TIME: 10:30 AM  
 PROJECT: [Blank]  
 DRAWING NO.: [Blank]  
 SHEET NO.: [Blank]  
 CHECKED BY: [Blank]  
 OTHER: [Blank]

**DRAFT PLAN OF  
 SUBDIVISION**

# Original Draft Plan



PART OF LOTS 7A  
 WEST OF THE NORTH BRANCH  
 OF THE RIVERHEAD  
 IN THE CITY OF LONDON,  
 COUNTY OF MIDDLESEX

Planning Conditions  
 1. The proposed development shall be in accordance with the provisions of the relevant planning conditions.

2. The proposed development shall be in accordance with the provisions of the relevant planning conditions.

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24. The proposed development shall be in accordance with the provisions of the relevant planning conditions.

25. The proposed development shall be in accordance with the provisions of the relevant planning conditions.

**PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 MHBC  
 ARCHITECTURE**









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3	Public Consultation	1	Day	100.00
4	Printing	1	Day	100.00
5	Travel	1	Day	100.00
6	Subsistence	1	Day	100.00
7	Accommodation	1	Day	100.00
8	Meals	1	Day	100.00
9	Drinks	1	Day	100.00
10	Stationery	1	Day	100.00
11	Telephone	1	Day	100.00
12	Postage	1	Day	100.00
13	Travel Insurance	1	Day	100.00
14	Medical Insurance	1	Day	100.00
15	Public Liability Insurance	1	Day	100.00
16	Professional Indemnity Insurance	1	Day	100.00
17	Employers' Liability Insurance	1	Day	100.00
18	Health and Safety Insurance	1	Day	100.00
19	Public Access Insurance	1	Day	100.00
20	Professional Fees	1	Day	100.00
21	Site Visit	1	Day	100.00
22	Public Consultation	1	Day	100.00
23	Printing	1	Day	100.00
24	Travel	1	Day	100.00
25	Subsistence	1	Day	100.00
26	Accommodation	1	Day	100.00
27	Meals	1	Day	100.00
28	Drinks	1	Day	100.00
29	Stationery	1	Day	100.00
30	Telephone	1	Day	100.00
31	Postage	1	Day	100.00
32	Travel Insurance	1	Day	100.00
33	Medical Insurance	1	Day	100.00
34	Public Liability Insurance	1	Day	100.00
35	Professional Indemnity Insurance	1	Day	100.00
36	Employers' Liability Insurance	1	Day	100.00
37	Health and Safety Insurance	1	Day	100.00
38	Public Access Insurance	1	Day	100.00
39	Professional Fees	1	Day	100.00
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54	Professional Indemnity Insurance	1	Day	100.00
55	Employers' Liability Insurance	1	Day	100.00
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95	Public Access Insurance	1	Day	100.00
96	Professional Fees	1	Day	100.00
97	Site Visit	1	Day	100.00
98	Public Consultation	1	Day	100.00
99	Printing	1	Day	100.00
100	Travel	1	Day	100.00

**DRAFT PLAN OF  
 SUBDIVISION**

Page No. 1 of 1



**LEGEND**

- |   |   |
|---|---|
|  MULTI FAMILY - MEDIUM DENSITY RESIDENTIAL |  AGRICULTURAL          |
|  LOW DENSITY RESIDENTIAL                   |  RURAL SETTLEMENT      |
|  OPEN SPACE                                |   |
|  ENVIRONMENTAL REVIEW                      |   |
|  COMMUNITY FACILITY                        |  URBAN GROWTH BOUNDARY |

**Figure 2  
Proposed Official Plan  
Designations**

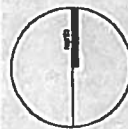
 SUBJECT LANDS



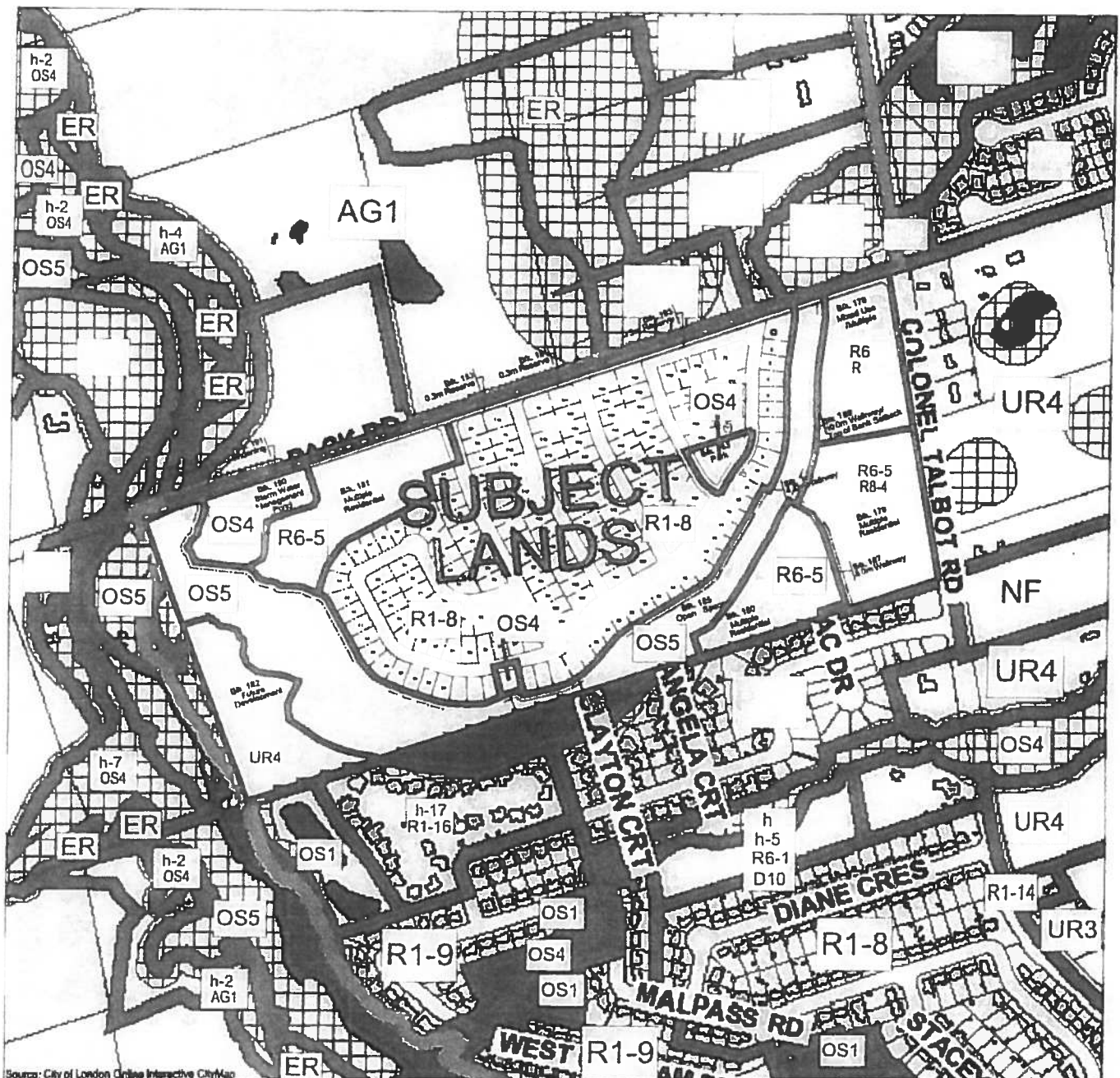
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
MHBC PLANNING

DATE: April 15, 2015



SCALE 1 : 15,000



P411094\G\Graphics  
Figure 3 - Proposed Official Plan Designation - April 15 2015



Source: City of London Online Interactive CityMap

<b>ZONING LEGEND</b>		AGC AGRICULTURALLY-RELATED COMMERCIAL USE ZONE	 CONSERVATION AUTHORITY REGULATED AREAS  SUBJECT LANDS
h HOLDING ZONE PROVISIONS	D DENSITY PROVISION	AG AGRICULTURAL AG ZONE	
R1 RESIDENTIAL R1 ZONE	R2 RESIDENTIAL R2 ZONE	UR URBAN RESERVE ZONE	
R4 RESIDENTIAL R4 ZONE	R6 RESIDENTIAL R6 ZONE	OS OPEN SPACE ZONE	
NF NEIGHBOURHOOD FACILITY ZONE	ER ENVIRONMENTAL REVIEW ZONE		

**Figure 4**  
**Proposed Zoning**


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



DATE: April 15, 2015      SCALE 1 : 7,500

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Figure 4 Proposed Zoning - April 15, 2015