



London
CANADA

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P.O. Box 5035
London, ON
N6A 4L9

39T-15501/Z-8470

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May 9, 2016

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

The City of London has received a revised application to subdivide a parcel of land as shown on the map attached. The previous notice of application and accompanying location map for the proposed plan was circulated to you on March 23, 2015. The revised 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.

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 Wharncliffe 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 601 single detached lots, 472 cluster single/townhouse dwellings, 221 street townhomes, 1 commercial block, 1 industrial block, 1 school block, 6 park/walkway blocks, 2 open space blocks and 1 stormwater management block, all served by the extension of Bradley Avenue (an arterial road), 4 new secondary collector roads, and 18 new local roads.
PROPOSAL:	Consideration of Residential Plan of Subdivision with 38 Low Density Blocks (approximately 601 single detached lots), 2 Medium Density Blocks (approximately 693 dwelling units), 1 commercial block, 1 industrial block, 6 park/walkway blocks, 2 open space blocks and 1 stormwater management block, all served by the extension of Bradley Avenue (an arterial road), 4 new secondary collector roads, and 18 new local roads. <i>*For the lands under consideration, a Zoning By-law amendment application (Z-8470) has also been received (see details below).</i> 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: <ul style="list-style-type: none">• <u>A Residential R1 (R1-1) Zone</u>, to permit single detached dwellings with a minimum lot frontage of 9 m and a minimum lot area of 250 m²;• <u>A Residential R1 (R1-4) Zone</u>, to permit single detached dwellings with a minimum lot frontage of 12 m and a minimum lot area of 360 m²;• <u>A Residential R4/R5/R6 (R4-6/R5-4/R6-5) Zone</u>, to permit:<ul style="list-style-type: none">○ 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;
- A Neighbourhood Facility /Residential R1 (NF/R1-4) Zone, to permit Places of Worship, Elementary Schools and Day Care Centres (NF) and to permit single detached dwellings with a minimum lot frontage of 12 m and a minimum lot area of 360 m² (R1-4);
- A Light Industrial (LI2/LI4/LI7) Zone, to permit a range of industrial and commercial type uses, such as bakeries; business service establishments; laboratories; manufacturing and assembly industries; offices support; paper and allied products industries excluding pulp and paper and asphalt roofing industries; pharmaceutical and medical product industries; printing, reproduction and data processing industries; research and development establishments; warehouse establishments; wholesale establishments; custom workshop; brewing on premises establishments; service trade; existing self-storage establishments; dry cleaning and laundry plants; food, tobacco and beverage processing industries excluding meat packaging; leather and fur processing excluding tanning; repair and rental establishments; service and repair establishment; automotive uses, restricted; clinics; convenience service establishments; convenience stores; day care centres; financial institutions; medical/dental offices; personal service establishments; restaurants; automobile body shops; automobile repair garages; building or contracting establishments; repair and rental establishments; service and repair establishments; service trades; and truck sales and service establishments.
- 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.

(See attached Proposed Zoning By-Law figure for further clarification)

The above noted possible changes could permit a mix of residential and commercial uses, an extension to an adjacent industrial use, 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:

A revised Environmental Impact Study (EIS) report, prepared by Stantec Consulting, dated March 14, 2016, 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 **Thursday, June 23, 2016**, 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 Wednesday,
June 8, 2016.**

Your representative on City Council, Councillor Anna Hopkins (City Hall Telephone Number: 519-661-2500 ext. 4009 or email ahopkins@london.ca) 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

For additional information, please contact Nancy Pasato at 519-661-

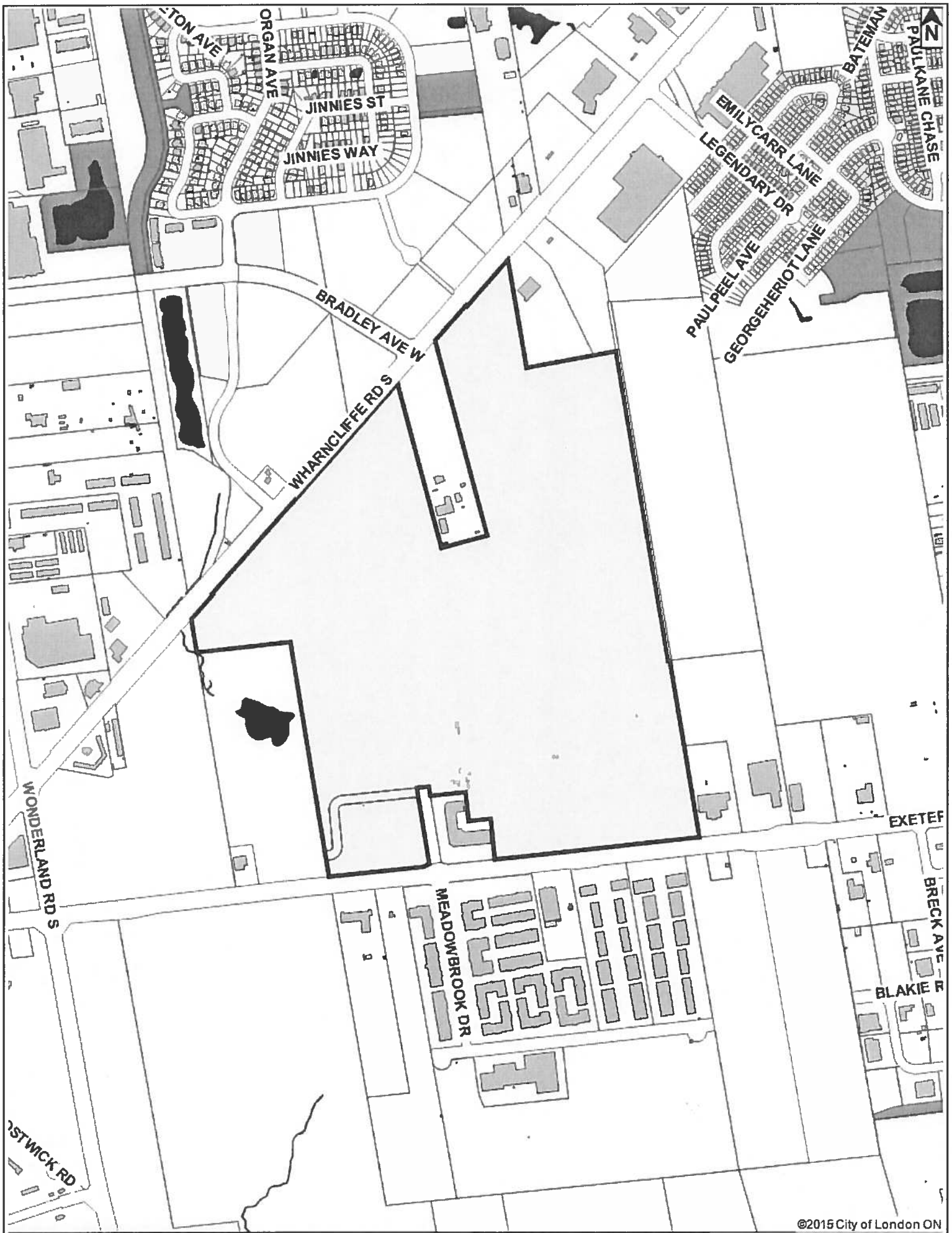
INFORMATION

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.

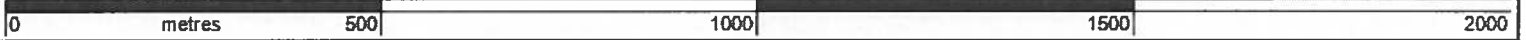
TO BE NOTIFIED:

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.








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LOCATION MAP

Subject Site: 132, 146 & 184 Exeter Rd
 Applicant: Z Group Homes Inc./Barry Zagdanski
 File Number: 39T-15501Z-8470
 Planner: Nancy Pasato
 Created By: Nancy Pasato
 Date: 2016-05-06
 Scale: 1:10100

LEGEND

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



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____



KEY PLAN
N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- CONTAINS
- 250 YEAR ADJUDICATE



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www.stantec.com

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DRAFT PLAN OF SUBDIVISION
RICHARDSON PROPERTY

PART OF
LOTS 33, 34 AND 35
CONCESSION 2

(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)

CITY OF LONDON
COUNTY OF MIDDLESEX

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

- A. AS SHOWN ON DRAFT PLAN BY PLAN
- B. AS SHOWN ON DRAFT AND BY PLAN
- C. AS SHOWN ON DRAFT AND BY PLAN
- D. RECREATIONAL, AMBULATORY, COMMERCIAL
- E. AS SHOWN ON DRAFT PLAN BY PLAN
- F. AS SHOWN ON DRAFT PLAN BY PLAN
- G. AS SHOWN ON DRAFT PLAN BY PLAN
- H. AS SHOWN ON DRAFT PLAN BY PLAN
- I. AS SHOWN ON DRAFT PLAN BY PLAN
- J. AS SHOWN ON DRAFT PLAN BY PLAN
- K. AS SHOWN ON DRAFT PLAN BY PLAN
- L. AS SHOWN ON DRAFT PLAN BY PLAN
- M. AS SHOWN ON DRAFT PLAN BY PLAN

SCHEDULE OF LAND USE

LAND USE CATEGORY	Area (m ²)	(m ²)
RESIDENTIAL	28,881	
COMMERCIAL	1,332	
INDUSTRIAL	1,332	
RECREATIONAL	1,332	
UTILITIES	1,332	
ROADS	1,332	
UNDEVELOPED	1,332	
TOTAL	71,200	71,200

CHANGERS AUTHORIZATION
THE PLAN IS APPROVED UNDER THE PROVISIONS AND SUBSECTION 51(7) OF THE PLANNING ACT.

TOTAL SUBDIVISION SUMMARY

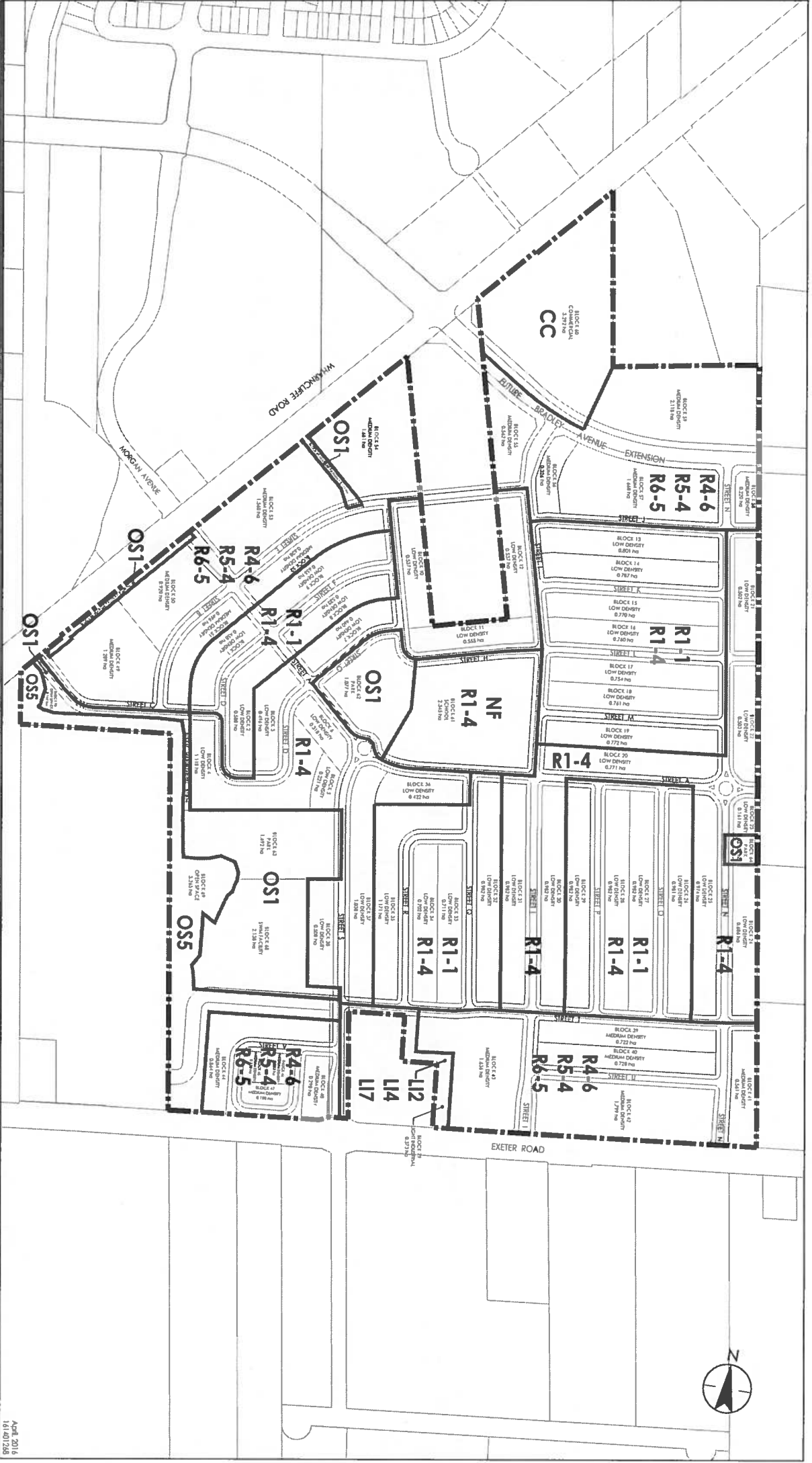
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COMMERCIAL	1,332
INDUSTRIAL	1,332
RECREATIONAL	1,332
UTILITIES	1,332
ROADS	1,332
UNDEVELOPED	1,332
TOTAL	71,200

OWNER: RICHARDSON LANDS INC.
CLIENT: RICHARDSON LANDS

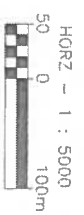
Client/Project:
1103125 Ontario Inc.
RICHARDSON LANDS
146 EXETER ROAD
London, ON Canada

Title:
DRAFT PLAN OF SUBDIVISION

Project No: 181401248
Scale: 1 : 3 000
Drawing No: 1
Revision: 0



Legend
 — PROPOSED ZONING



600-171 Queens Avenue
 London ON N6A 5J7
 Tel. 519-445-2007
 www.stantec.com

Client/Project
 1103125 Ontario Inc.
 RICHARDSON LANDS
 London ON Canada
 Figure No. 140
 PROPOSED ZONING
 BY-LAW AMENDMENT