



London
CANADA

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

File 39T-17502 / OZ-8147
Larry Mottram
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May 17, 2017

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

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 has also received an application to amend the Official Plan and Zoning By-law. We are advising you of these applications to invite your comments and the comments of nearby property owners.

- APPLICANT:** Thames Village Joint Venture Corporation
- LOCATION:** **Municipal Address:** 1738, 1742, 1752, and 1756 Hamilton Road; located on the east side of Hamilton Road, between Commissioners Road East and the Thames River; approximately 19.4 hectares (48 acres) (**see attached location map**)
Planning District: Jackson-Summerside East / Old Victoria Planning Area
Watershed: South Thames
- PURPOSE AND EFFECT:** The creation of a residential subdivision consisting of low density single detached dwellings, cluster dwellings, street townhouse dwellings, open space lands, and public road access via local street connections to Hamilton Road.
- PROPOSAL:** **Draft Plan of Subdivision**
Consideration of a draft plan of subdivision consisting of 69 single detached residential lots (Lots 1 - 69), two (2) cluster housing blocks (Blocks 70 & 71), one (1) street townhouse block (Block 72), five (5) open space blocks (Blocks 73 - 77), one (1) road widening block (Block 78), two (2) reserve blocks (Blocks 79 & 80), temporary turning circles (Blocks 81 - 84), and three (3) local streets (Streets "A", "B" & "C").
- Official Plan Amendment**
Possible Amendment to the Official Plan to Schedule 'B2' - Natural Resources and Natural Hazards map to remove the "Aggregate Resource Area" delineation; and an amendment to Schedule 'C' – Transportation Corridors map to delete the "Secondary Collector" road classification on the east side of Hamilton Road.
- Zoning By-law Amendment**
Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone, a holding Urban Reserve (h-2•UR4) Zone, a Residential R1 (R1-14) Zone, an Environmental Review (ER) Zone, an Open Space (OS4) Zone, and a holding Open Space (h-2•OS4) Zone to the following zones (*please refer to attached zone map*):
1. Residential R1 Special Provision (R1-3()) to permit single detached dwellings on lots with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres; together with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings and a minimum rear yard depth of 9.5 metres. (**Lots 1 – 11**)
 2. Residential R1 Special Provision (R1-3()) to permit single detached dwellings on lots with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres; together with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings and a minimum north interior side yard depth of 9.5 metres. (**Lot 12**)

3. Residential R1 Special Provision (R1-3() or R1-3(17)) to permit single detached dwellings on lots with a minimum lot frontage of 10 metres, minimum lot area of 300 square metres, and minimum front and exterior side yard depth of 4.5 metres to main building and 6.0 metres to garage; together with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings. (**Lots 13 – 64 & Lots 66 - 69**)

4. Residential R4 Special Provision (R4-6()) to permit street townhouse dwellings with a minimum lot area per unit of 145 square metres and minimum lot frontage per unit of 5.5 metres; together with a special provision for minimum front and exterior side yard depth of 3.0 metres to main building and 6.0 metres to garage, and minimum rear yard depth of 6.0 metres. (**Block 72**)

5. Residential R6 Special Provision (R6-5()) to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; together with a special provision for minimum interior side and rear yard depth of 5.0 metres, and to permit open or covered but unenclosed decks or porches not exceeding one storey in height to project into the required yard no closer than 2.0 metres to a lot line adjacent an Open Space (OS5) Zone. (**Blocks 70 & 71**)

6. Open Space (OS5) to permit such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots. (**Blocks 73 – 77**)

The City may consider applying holding provisions in the zoning to ensure adequate provision of municipal services and that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads.

EIS

An Environmental Impact Study (EIS) Addendum report, prepared by Natural Resources Solutions Inc., dated July 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:

London Plan – The subject lands are within the “Neighbourhoods” and “Green Space” Place Types in *The London Plan*. The Neighbourhoods Place Type permits a range of uses such as single detached, semi-detached, duplex, triplex, and townhouse dwellings, and small-scale community facilities. The Green Space Place Type permits such uses as district, city-wide, and regional parks; private green spaces such as cemeteries and golf courses; agriculture; woodlot management; conservation; essential public utilities and municipal services; stormwater management; recreational and community facilities.

The City of London Official Plan designates these lands as “Low Density Residential”, “Multi-family, Medium Density Residential”, and “Open Space”.

HOW TO COMMENT:

Please call in, mail, fax or email your comments by **June 30, 2017 ***, 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.

Your representative on City Council, Councillor Jared Zaifman (City Hall Telephone Number: 519-661-CITY (2489) Ext. 4014) or email: jzaifman@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.

***Special Note to City Departments:** Divisional Comments are to be submitted to Development Services Division by **June 21, 2017**. The Environmental Impact Study Addendum (July 2015) including responses to UTRCA and updated responses to the City of London; and a Hydrogeological Assessment for the Old Victoria East Subdivision – North Parcel, dated April 2017, are available on CityHub.

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 City of London 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 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, Official Plan, and Zoning By-law amendments will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

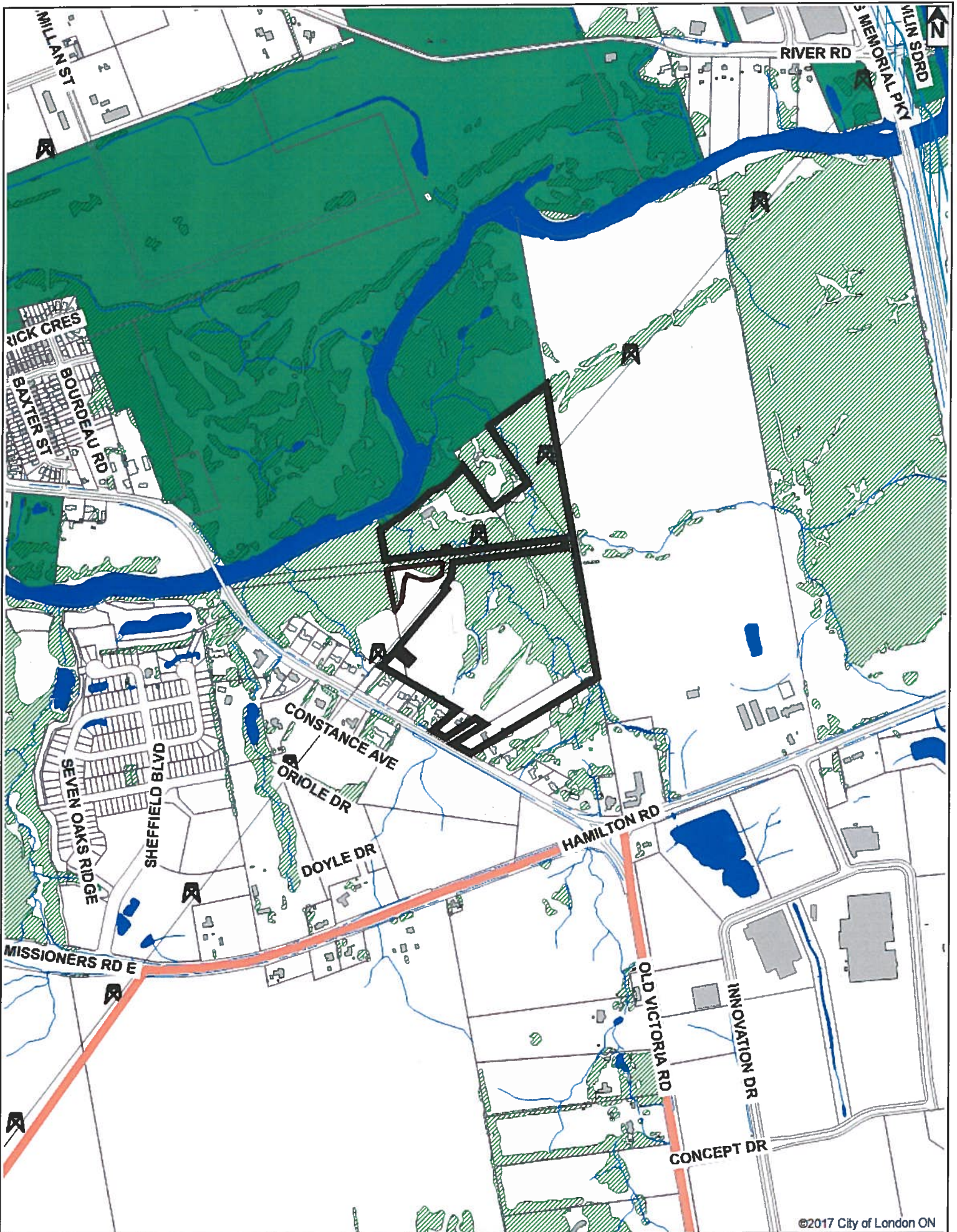
FOR MORE INFORMATION:

For additional information, please contact Larry Mottram at 519-661-CITY (2489) ext. 4866, referring to "Thames Village Joint Venture Corporation / File Number 39T-17502 / OZ-8147", or inquire at Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays (Tuesdays 8:30 a.m. to 6:00 p.m.).

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, Development Services & Planning Liaison, City of London, P.O. Box 5035, London ON N6A 4L9.

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or Zoning By-law, 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

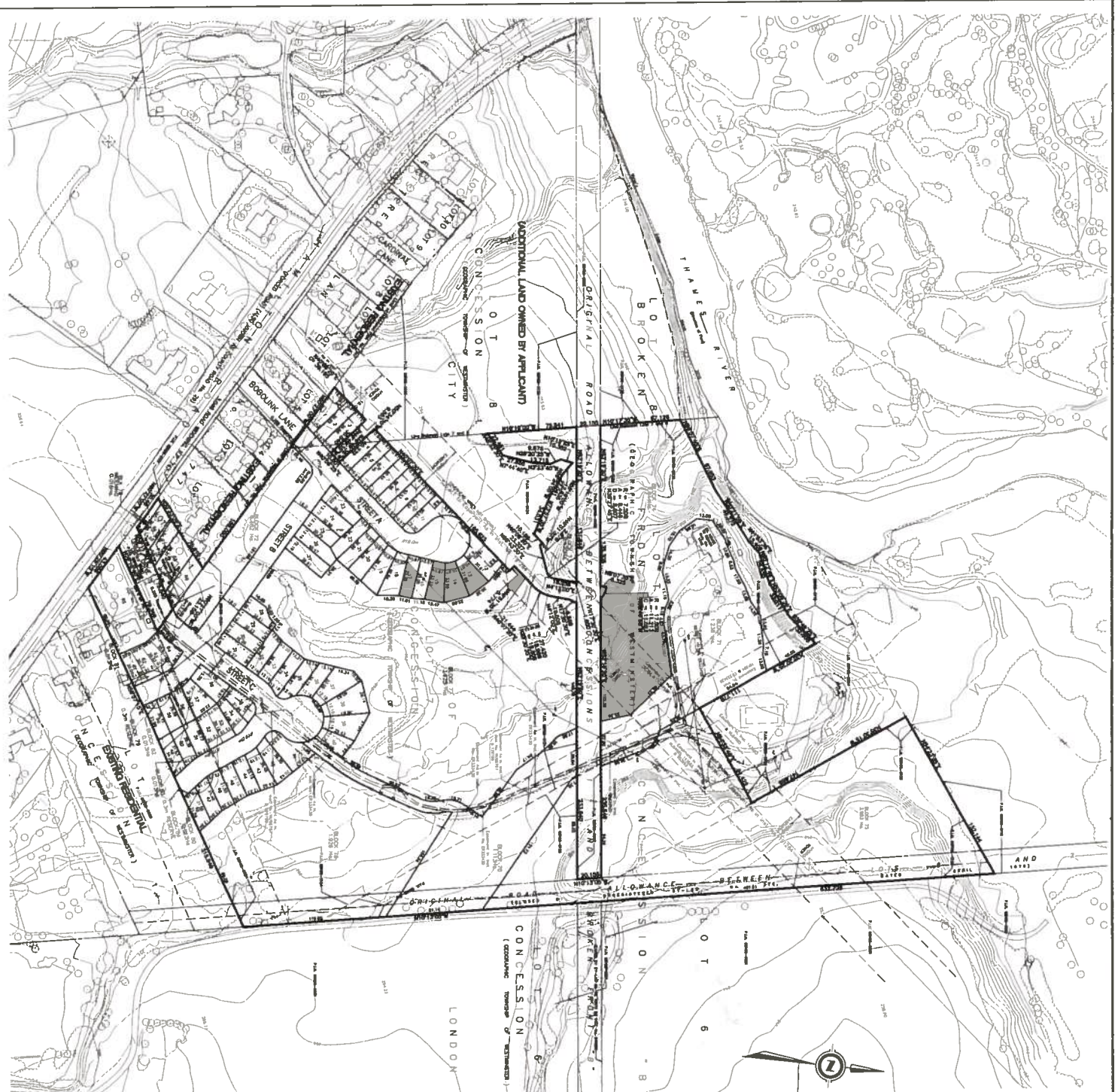
Subject Site: 1738, 1742, 1752 & 1756 Hamilton Road
 Applicant: Thames Village Joint Venture Corp.
 File Number: 39T-17502
 Planner: L. Mottram
 Created By: LM
 Date: 2017-05-17
 Scale: 1:10100

LEGEND

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



File No. _____
 Subject to the condition, if any, set forth in our Motor Cited _____ day of _____, 2011. This draft plan is approved under Section 51 of the *Planning Act* this _____ day of _____, 2011.



NOTE: BOUNDARY DIMENSIONS, UNDERLYING LOT FABRIC, EASEMENT DETAIL, COSTS AND SERVICE CHARGES, AND ANY MISCELLANEOUS INFORMATION, AS DESCRIBED IN THE SUBDIVISION PLAN, ARE SUBJECT TO THE PLANNING ACT AND THE SUBDIVISION ACT AND THE REGULATIONS THEREUNDER. THE PLAN IS APPROVED AS SHOWN ON MARCH 17, 2017. ADD FILE # 148-3 (M71710P1) (DWO)

KEY PLAN (NOT TO SCALE)

DRAFT PLAN OF SUBDIVISION
 OLD VICTORIA SUBDIVISION
LEGAL DESCRIPTION
 PART OF LOTS 7 AND 8, CONCESSION 1
 PART OF LOT 7, BROKEN FRONT CONCESSION 'B'
 PART OF THE ROAD ALLOWANCE BETWEEN LOT 6 & 7, CONCESSION 1
 PART OF THE ROAD ALLOWANCE BETWEEN LOT 6 & 7, BROKEN FRONT CONCESSION 'B'
 (CREATED BY UNREGISTERED B-LAWYER, DATED APRIL 1979) AND ALL OF LOT 1, REGISTERED PLAN NO. 747 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER) CITY OF LONDON, COUNTY OF MIDDLESEX

OWNERS CERTIFICATE
 I, DON DE JONG, AM AUTHORIZED TO MAKE A SUBMISSION OF THIS DRAFT PLAN AS THE AGENT FOR THE OWNERS: HAROLD BRACK, GERALD ERIC TORPULUE, STANLEY ANDREW CROFT, LONEL ELDORSHI CANE

 DATE: March 17, 2017
 DON DE JONG
 THAMES VALLEY JOINT VENTURE CORPORATION
 SUBDIVISIONS CENTRIQUE

I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE LANDS TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND ANY OTHER ROAD CONVEYANCE TO THE ADJACENT LANDS ARE ACCORDING TO THE REQUIREMENTS OF THE PLANNING ACT AND THE SUBDIVISION ACT.

 DATE: March 17, 2017
 JAMES D. DUNN
 ONTARIO LAND SURVEYOR
 AMBROUD, GAIN & JICKY

RECEIVED
 REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT
 (BY SET PLAN) (BY SET PLAN) (BY SET PLAN)

APPENDIX OF LOTS

LAND USE	AREA (A. U.)	%
RESIDENTIAL - LOW DENSITY	15315	100%
RESIDENTIAL - MEDIUM DENSITY	0.42	2.6%
RESIDENTIAL - HIGH DENSITY	11.89	61.4%
ROAD NETWORK	0.016	0.08%
OPEN SPACE	0.027	0.14%
TELECOMMUNICATIONS	0.02	0.13%
ROAD UTILITIES	1.36	7.1%
TOTAL AREA	99.029	100%

OLD VICTORIA EAST SUBDIVISION
 1738, 1742, 1752, 1756 HAMILTON ROAD
 THAMES VALLEY JOINT VENTURE

DRAWN BY: _____
 PLANFILE NO.: ONE SUBDIVISION
 DSK NO.: _____
 SCALE: 0 15 30
 DATE: MARCH 17, 2017 PROJECT NO.: ONE SP

ZONING MAP

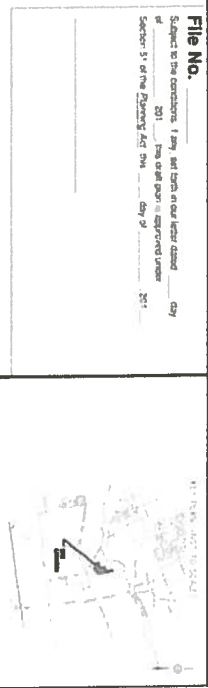


RECEIVED BY
APR 13 2017
CITY OF LONDON
DEVELOPMENT SERVICES

File No.

Subject to the conditions, I pay and take a valid lease of ... City
 Section 33 of the Planning Act 1990 (S.33)

THIS DOCUMENT, DRAWING, PLAN, REPORT, OR STATEMENT OF WORK, AND ANY OTHER INFORMATION CONTAINED HEREIN, IS THE PROPERTY OF THE CITY OF LONDON AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



DRAFT PLAN OF SUBDIVISION
 OLD VICTORIA EAST SUBDIVISION
LEGAL DESCRIPTION
 PART OF LOTS 1 AND 6, CONCESSION 1
 PART OF LOT 6, CONCESSION 1
 PART OF THE ROAD ALONGSIDE BETWEEN LOT 6 & 7,
 CONCESSION 1
 PART OF THE ROAD ALONGSIDE BETWEEN LOT 5 & 7,
 CONCESSION 1
 BEING, FRONT CONCESSION 1
 RECORDED IN VICTORIA EAST REGISTRATION DISTRICT NO. 1234
 AND ALL OF LOT 1, REGISTERED PLAN NO. 547
 (GEOGRAPHIC TOWNSHIP OF WESTWATER)
 CITY OF LONDON
 COUNTY OF ONTARIO

OWNERS CERTIFICATE
 I, JAN S. ZYRKA, AM APPOINTED TO MAKE A CONVEYANCE OF THE PART OF THE ROAD ALONGSIDE BETWEEN LOT 6 & 7, CONCESSION 1, CITY OF LONDON, AS SHOWN ON THE PLAN OF SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF THE COURT OF PLEAS IN COMMON LAW, AND THE PART OF THE ROAD ALONGSIDE BETWEEN LOT 5 & 7, CONCESSION 1, CITY OF LONDON, AS SHOWN ON THE PLAN OF SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF THE COURT OF PLEAS IN COMMON LAW, AND THE PART OF LOT 1, REGISTERED PLAN NO. 547, (GEOGRAPHIC TOWNSHIP OF WESTWATER), CITY OF LONDON, ONTARIO.

TITLE DEED
 I, JAN S. ZYRKA, AM APPOINTED TO MAKE A CONVEYANCE OF THE PART OF THE ROAD ALONGSIDE BETWEEN LOT 6 & 7, CONCESSION 1, CITY OF LONDON, AS SHOWN ON THE PLAN OF SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF THE COURT OF PLEAS IN COMMON LAW, AND THE PART OF THE ROAD ALONGSIDE BETWEEN LOT 5 & 7, CONCESSION 1, CITY OF LONDON, AS SHOWN ON THE PLAN OF SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF THE COURT OF PLEAS IN COMMON LAW, AND THE PART OF LOT 1, REGISTERED PLAN NO. 547, (GEOGRAPHIC TOWNSHIP OF WESTWATER), CITY OF LONDON, ONTARIO.

SCHEDULE OF LAND USE

LAND USE	AREA	PERCENTAGE
RESIDENTIAL (R1-3)	1.34	15.5%
RESIDENTIAL (R4-6)	1.30	15.1%
RESIDENTIAL (R6-5)	1.41	16.4%
RESIDENTIAL (R1-3 OR R4-6)	2.14	25.0%
RESIDENTIAL (R1-3 OR R6-5)	1.48	17.2%
RESIDENTIAL (R1-3 OR R4-6 OR R6-5)	1.22	14.2%
RESIDENTIAL (R1-3 OR R4-6 OR R6-5 OR R1-3 OR R4-6 OR R6-5 OR R1-3 OR R4-6 OR R6-5)	1.22	14.2%
TOTAL AREA <td>8.52 <td>100% </td></td>	8.52 <td>100% </td>	100%

OLD VICTORIA EAST SUBDIVISION
 1738, 1742, 1752, 1756, HAMILTON ROAD
THAMES VALLEY JOINT VENTURE
 1738, 1742, 1752, 1756, HAMILTON ROAD