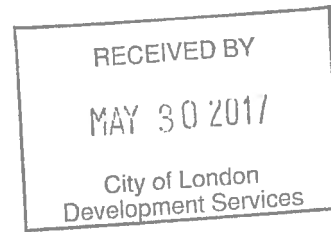


DLN GROUP INC.



PLANNING JUSTIFICATION REPORT

Copperfield of Longwoods

MAY 28, 2017

COPPERFIELD OF LONGWOODS

1.0 Introduction

This Final Proposal Report will be prepared to support the development of approx. 2.8005 ha. (6.92 ac.) of vacant land located on the north side of the proposed Bradley Ave extension abutting the westerly boundary of a current subdivision being developed known as the "Copperfield in Longwoods", in the planning area of North Longwoods. Two blocks of land are proposed with the extension of Lismer Lanes. The Applicant plans to apply for rezoning of the lands for both single family and multi-family to accommodate two multi-family blocks now designated medium density with the current adopted official plan.

The proposed development will accommodate some 95 townhomes resulting in a density of 40 units / ha. or 16 units / acre.

It has been indicated under section 20.5.3.7 of London's SWAP that a school site will be necessary. We have made the appropriate contacts to all necessary school boards but all indications to-date show the location should be south of the proposed Bradley Ave extension. We will accommodate for this in our Phase II development south of the proposed Bradley Ave extension.

2.0 Provincial Policy Statement (PPS)

The proposed development is within the current "Urban Growth Boundary" and identified as medium density lands under London's Official Plan. The site is an extension of existing subdivisions. There are no issues associated with the lands with regard to Natural or Human made Hazards. The proposed development considers the surrounding current subdivision development and blends in with existing housing stock now constructed and planned immediately east and north-east of the subject lands. To the west proposals have and will be submitted for vacant lands to accommodate med. density residential and commercial development.

The proposed plan is consistent with the Provincial Policy Statement with regard to intensification and maximum use of lands now adopted under London's Official Plan.

3.0 Official Plan

The subject lands are currently designated under the Official Plan as medium density residential. These lands were part of the "Southwest Area Secondary Plan" which medium density designation allows for both single family types of housing and multi-family housing including both townhomes and low rise apartments.

The proposal is in conformity with the policies of the Official Plan.

4.0 Zoning Bylaw

COPPERFIELD OF LONGWOODS

annexed in the mid 1990s and fell under an Urban Reserve 4 (UR4) zoning. The applicant will make a formal submission to rezone the lands for R6-5 (40 iii)

The above zoning will allow and increase in density from 35 units / ha. to 40 units / ha. All interior townhomes will be designed without rear yards allowing a higher density / ha.

5.0 Existing Services

All required services are located in the newly constructed Lismer Lane and PaulPeel Ave. Preliminary review of submitted engineering drawings reveal adequate sizing and capacity for a development the size and capacity of the subject project. Initial review completed by Strik, Baldinelli & Moniz, Civil-Structural Eng.

6.0 Existing topography

The lands slope gently to the south , south-east and have been farmed for many years. There exist a small cluster of trees in the south-west corner part of a larger cluster which have been deemed not worth of preservation and should be removed.

7.0 Subdivision Design

The proposed subdivision will be designed to accommodate 2 multi-family block which could accommodate some 95 townhouse units. The overall plan density will be established for the multi-family block when a future submission is made. At a later date a submission with a detailed "Urban Design Brief" will be submitted for further review and approval as per London's SWAP, section 20.5.4.1. iv) e) and v).

The street pattern allows EmilyCarr Lane from the north to connect to Lismer Lane and PaulPeel Ave. to the south, south-east. Access for the multi-family sites will be by way of Lismer Lane.

PaulPeel Ave is proposed as per London's approved official plan to continue south of the Bradley Ave extension along the westerly boundary of lands now owned by Johnstone and Co. Preliminary meetings with the UTVCA indicate this will be allowed but conditional upon PaulPeel Ave veering away from the environmentally sensitive area as soon as physically possible and accommodating for the required environmental sensitive setback is established.

Sanitary outlets are available thru newly constructed sewers on Lismer Lane and PaulPeel Ave. The muliti-family blocks will connect on the proposed Lismer Lane.

COPPERFIELD OF LONGWOODS

8.0 External Roadways

There will be minimal disruption to external roadways as each road that connects to the proposed roadways is presently a dead end and will become a continuation of existing roadways.

9.0 Sidewalks

In addition to the required sidewalks on both sides of all streets we have designed the subdivision with a public walkway from Emily Carr Lane and Lismer Way connecting to the proposed Bradley Ave extension.

SUMMARY & CONCLUSIONS:

In all we are of the opinion this proposed draft plan of subdivision complies with the currently accepted "SouthWest Area Plan" now adopted by the City of London and also complies with Ontario " Provincial Policy Statement (PPS).

Appendices

- 1) proposed draft plan, road layout and zoning uses only

File No. _____
Submitted to the Commission, if any, and form in our office dated _____ by _____
of _____, Ontario. This draft plan is approved under _____
Section 31 of the Planning Act this _____ day of _____, 201__.



LOT 1
LOT 2
PLAN 33M-674

BLOCK 1
RESIDENTIAL
AREA = 0.7310 ha.

STREET 'A'

BLOCK 2
RESIDENTIAL
AREA = 1.6696 ha.

STREET 'A'

BLOCK 2
RESIDENTIAL
AREA = 1.6696 ha.

PROPOSED FUTURE
PAUL PEEL AVE

LISMER WAY

JOHNSTONE
LANDS
26

PROPOSED BRADLEY AVENUE EXTENSION

ZEECOR
LANDS
157-15501/Z-B470



DRAFT PLAN OF SUBDIVISION
LOT 33
CONCESSION 2

IN THE
TOWNSHIP OF THORNHILL
CITY OF LONDON
COUNTY OF MIDDLESEX

SURVEYOR'S CERTIFICATE:
I, _____, of _____, Ontario, am a duly qualified and duly licensed surveyor under the Survey Act, R.S.O. 1990, c. 431. I have surveyed the above described lands and the boundaries of the same as shown on the attached plan, and I hereby certify that the same are correctly and accurately shown on the said plan.

OWNER'S CERTIFICATE:
I, _____, of _____, Ontario, being the owner of the above described lands, hereby declare that the same are correctly and accurately shown on the attached plan, and I hereby certify that the same are correctly and accurately shown on the said plan.

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 31 OF THE PLANNING ACT:
THE PLAN OR PLAN PERMIT WAS PREPARED BY _____
ON _____
AND WAS APPROVED BY THE PLANNING BOARD OF _____
ON _____

LAND USE SCHEDULE:
BLOCK 1 _____
BLOCK 2 _____
TOTAL AREA _____

UTM GRID NOTE:
THE UTM GRID COORDINATES AND THE UTM GRID ZONE NUMBER SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE TO THE LOCATION OF THE LOTS ONLY.

AGM
AGM CONSULTANTS & ENGINEERS INC.
1400 KENNEDY ROAD, SUITE 1000
SCARBOROUGH, ONTARIO M1T 3R5

