



London
CANADA

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October 30, 2017

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

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

APPLICANT: MHBC Planning (Scott Allen) (Owner: W3 Farms c/o York Developments)
LOCATION: **Municipal Address:** portion of 3700 Colonel Talbot Road and 3645 Bostwick Road, south of Pack Road (see attached map)
Planning District: Talbot/Lambeth
Watershed: Dingman Creek
Assessment Roll Number: 080070013000000, 080070013010000

PURPOSE AND EFFECT: The purpose and effect of these applications would be the creation of a mixed use subdivision consisting of low density single detached dwellings/lots, cluster dwellings, street townhouse dwellings, apartment buildings, convenience commercial, small scale offices, mixed use (residential/commercial/live work/offices), school, parks, multi-use pathways, and public road access via street connections to Colonel Talbot Road and Bostwick Road.

PROPOSAL: **Draft Plan of Subdivision (please refer to attached map)**
Consideration of a mixed use draft plan of subdivision consisting of:

- 28 low density residential blocks (consisting of single detached, semi-detached or converted dwellings) with an estimated 376 lots (Block 1-28)
- Nine (9) medium density blocks (consisting of single detached, semi-detached, converted dwellings or street townhomes) with an estimated 238 units/lots (Block 29-37)
- Two (2) medium density blocks (consisting of cluster housing, such as cluster singles, cluster townhomes, and cluster apartments) with an estimated 113 units (Block 38-39)
- One (1) medium density block (consisting of cluster housing, such as cluster singles, cluster townhomes, cluster apartments, and apartment buildings) with an estimated 378 units (Block 40)
- One (1) medium density block (consisting of cluster housing, such as cluster singles, cluster townhomes, cluster apartments, and apartment buildings, as well as convenience commercial and office uses) with an estimated 98 units (Block 41)
- Two (2) mixed use blocks (consisting of a range of missed uses including commercial, office, community-oriented activities, live/work units and residential dwellings) with an estimated 32 units (Block 42-43)
- One (1) school block (Block 50)
- Two (2) park blocks (Block 51-52)
- One (1) open space block (Block 53)
- Five (5) multi-use pathways/walkways (Block 45-49)
- Several 0.3 m reserves and road widenings
- All served by two (2) secondary collector roads (Street A and Street D) and nine (9) new local roads.

Official Plan Amendment

Possible Amendment to the Official Plan:

- Schedule "A" to change the land use designation from: "Low Density Residential" to "Multi-Family, Medium Density Residential" to permit a range of cluster housing including townhomes and apartment buildings (Blocks 39-43); from "Low Density Residential", "Multi-Family, Medium Density Residential" and "Environmental Review" to "Open Space" to permit woodlots and buffers associated with the woodlot (Block 53)
- Schedule "C" to change the alignment of the "Proposed Secondary" collector roads (Street A and Street D)
- Chapter 10 to add a special policy for this subdivision "In the Low Density Residential and Multi-Family, Medium Density Residential designation at 3700 Colonel Talbot Road and 3645 Bostwick Road, all local roads within the subdivision will not be required to provide sidewalks on both sides of the street."
- Chapter 20 (20.5 Southwest Area Secondary Plan) to amend Section 20.5.3.9 ii) b) by adding "The plan of subdivision located at 3700 Colonel Talbot Road and 3645 Bostwick Road" to the exceptions list
- Chapter 20 (20.5 Southwest Area Secondary Plan) to amend Bostwick Residential Neighbourhood Section 20.5.9.1 iii) by adding a new subsection g) "Notwithstanding Section 20.5.3.9 ii) b) to the contrary, for the lands addressed as 3700 Colonel Talbot Road and 3645 Bostwick Road an alternative sidewalk arrangement is permitted to provide safe pedestrian connections throughout the site. This sidewalk arrangement does not require sidewalk construction on both sides of all street sections or on all street sections, in recognition of the provision of other mobility infrastructure within the development."
- Chapter 20 (20.5 Southwest Area Secondary Plan) to amend North Lambeth Residential Neighbourhood Section 20.5.10.1 iii) by adding a new subsection c) "Notwithstanding Section 20.5.3.9 ii) b) to the contrary, for the lands addressed as 3700 Colonel Talbot Road and 3645 Bostwick Road an alternative sidewalk arrangement is permitted to provide safe pedestrian connections throughout the site. This sidewalk arrangement does not require sidewalk construction on both sides of all street sections or on all street sections, in recognition of the provision of other mobility infrastructure within the development."

Zoning By-law (please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone and an Environmental Review (ER) Zone to:

- Residential R1 (R1-3) Zone (Block 15-26, 42-43) – to permit single detached dwellings with a minimum lot area of 300m² and a minimum lot frontage of 10 m (metres)
- Residential R2 (R2-1) Zone (Block 1-14, 27, 37, 44, 50) - to permit single detached dwellings with a minimum lot area of 250m² and a minimum lot frontage of 9 m, semi-detached dwellings with a minimum lot area of 430m² (200m²) and a minimum lot frontage of 18 m (8.5m), duplex dwellings with a minimum lot area of 430m² and a minimum lot frontage of 12 m and converted dwellings with a minimum lot area of 430m² and a minimum lot frontage of 10.5 m
- Residential R4 (R4-6) Zone (Block 29-37) – to permit street townhouse dwellings with a minimum lot area of 145m² and a minimum lot frontage of 5.5 m
- Residential R6 (R6-5) Zone (Block 38-43, 50) – to permit cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, cluster apartment buildings, and cluster fourplex dwellings with a maximum height of 12 m and a maximum density of 35 units per hectare
- Residential R6 Special Provision (R6-5()) Zone (Block 42-43) - to permit cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, cluster apartment buildings, and cluster fourplex dwellings with a maximum height of 12 m and a maximum density of 35 units per hectare, with a special provision for a maximum front and exterior side yard building setback of 5 m
- Residential R8 (R8-4) Zone (Block 38-41) - to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings,

emergency care establishments, and continuum-of-care facilities with a maximum height of 13 m and a maximum density of 75 units per hectare

- Residential R8 Special Provision (R8-4()) Zone (Block 39) - to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities with a maximum density of 75 units per hectare, with a special provision for a maximum height of 21 m
- Residential R9 Special Provision (R9-3(13)*H32) Zone (Block 40-41) - to permit apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities with a maximum height of 32 m and a maximum density of 100 units per hectare, with a special provision for a maximum height of 9 storeys
- Restricted Office Special Provision (RO2()) Zone (Block 41) – to permit clinics, medical/dental offices, medical/dental laboratories, offices with a maximum gross floor area of 2,000 m² and a maximum height of 12 m, with a special provision to permit financial institutions, studios, professional offices, pharmacies, animal clinics, and commercial schools as additional permitted uses, and a maximum front and exterior side yard building setback of 5 m
- Restricted Office Special Provision (RO2(*)) Zone (Block 42-43) - to permit clinics, medical/dental offices, medical/dental laboratories, offices at maximum height of 12 m, with a special provision to permit financial institutions, studios, professional offices, pharmacies, animal clinics, and commercial schools as additional permitted uses, with a maximum gross floor area of 4,000 m² and a maximum front and exterior side yard building setback of 5 m
- Convenience Commercial (CC6) Zone (Block 29) – to permit convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, dwelling units, together with any other permitted uses, medical/dental offices, food stores without a drive-through facility, restaurants, take-out, without a drive-through facility, brewing on premises establishment, convenience business service establishments without drive-through facilities, day care centres without drive-through facilities, offices without drive-through facilities, studios without drive-through facilities, bake shops without drive-through facilities, commercial schools without drive-through facilities, florist shops without drive-through facilities, pharmacies without drive-through facilities, restaurants, eat-in without drive-through facilities, with a maximum gross floor area of 1,000 m² and a maximum height of 8 m
- Convenience Commercial Special Provision (CC6()) Zone (Block 41) – to permit convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, dwelling units, together with any other permitted uses, medical/dental offices, food stores without a drive-through facility, restaurants, take-out, without a drive-through facility, brewing on premises establishment, convenience business service establishments without drive-through facilities, day care centres without drive-through facilities, offices without drive-through facilities, studios without drive-through facilities, bake shops without drive-through facilities, commercial schools without drive-through facilities, florist shops without drive-through facilities, pharmacies without drive-through facilities, restaurants, eat-in without drive-through facilities, with a maximum gross floor area of 1,000 m² and a maximum height of 8 m, with a special provision for a maximum front and exterior side yard building setback of 5 m
- Convenience Commercial Special Provision (CC6(*)) Zone (Block 42-43) - to permit convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, dwelling units, together with any other permitted uses, medical/dental offices, food stores without a drive-through facility, restaurants, take-out, without a drive-through facility, brewing on premises establishment, convenience business service establishments without drive-through facilities, day care centres without drive-through facilities, offices without drive-

through facilities, studios without drive-through facilities, bake shops without drive-through facilities, commercial schools without drive-through facilities, florist shops without drive-through facilities, pharmacies without drive-through facilities, restaurants, eat-in without drive-through facilities, with a special provision to permit a maximum height of 12 m, a maximum gross floor area of 2,000 m² and a maximum front and exterior side yard building setback of 5 m

- Neighbourhood Facility (NF1) Zone (Block 50) - to permit places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station.
- Neighbourhood Facility Special Provision (NF1()) Zone (Block 42-43) - to permit places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station, with a special provision for a maximum front and exterior side yard building setback of 5 m
- Open Space (OS1) Zone (Block 51-52) – to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest
- Open Space (OS5) Zone (Block 53) – to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The City is also considering the following amendments:

- An Official Plan Amendment to Schedule B1 to change the “Unevaluated Vegetation Patch” to “Woodlands”
- Adding holding provisions for the following: urban design, water looping, municipal services, and phasing

EIS:

An Environmental Impact Statement (EIS) report prepared by BioLogic Inc., dated October, 2017, 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; 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 lands are within the Southwest Area Secondary Plan, within the Bostwick Residential Neighbourhood and the North Lambeth Residential Neighbourhood, which includes special polices and direction for development, including increased density at key locations, mixed use development, and commercial/office uses.

The subject lands are in the “Neighbourhoods” Place Type in *The London Plan* (Ministry-adopted but not in force and effect), permitting a range of housing including single detached, townhouses and low rise apartments, and “Green Space”, permitting a range of open space, parks and conservation uses.

The site is presently within an Urban Reserve (UR4) Zone, which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, and riding stables, and an Environmental Review (ER) Zone, which permits conservation lands, conservation works, passive recreational uses, managed woodlot, and agricultural uses.

HOW TO COMMENT:

Please call in, mail, fax or email your comments by **Thursday, December 14, 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 Anna Hopkins (City Hall Telephone Number: 519-661-2489 ext. 4009, Cell Number: 226-927-0439, or e-mail: 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.

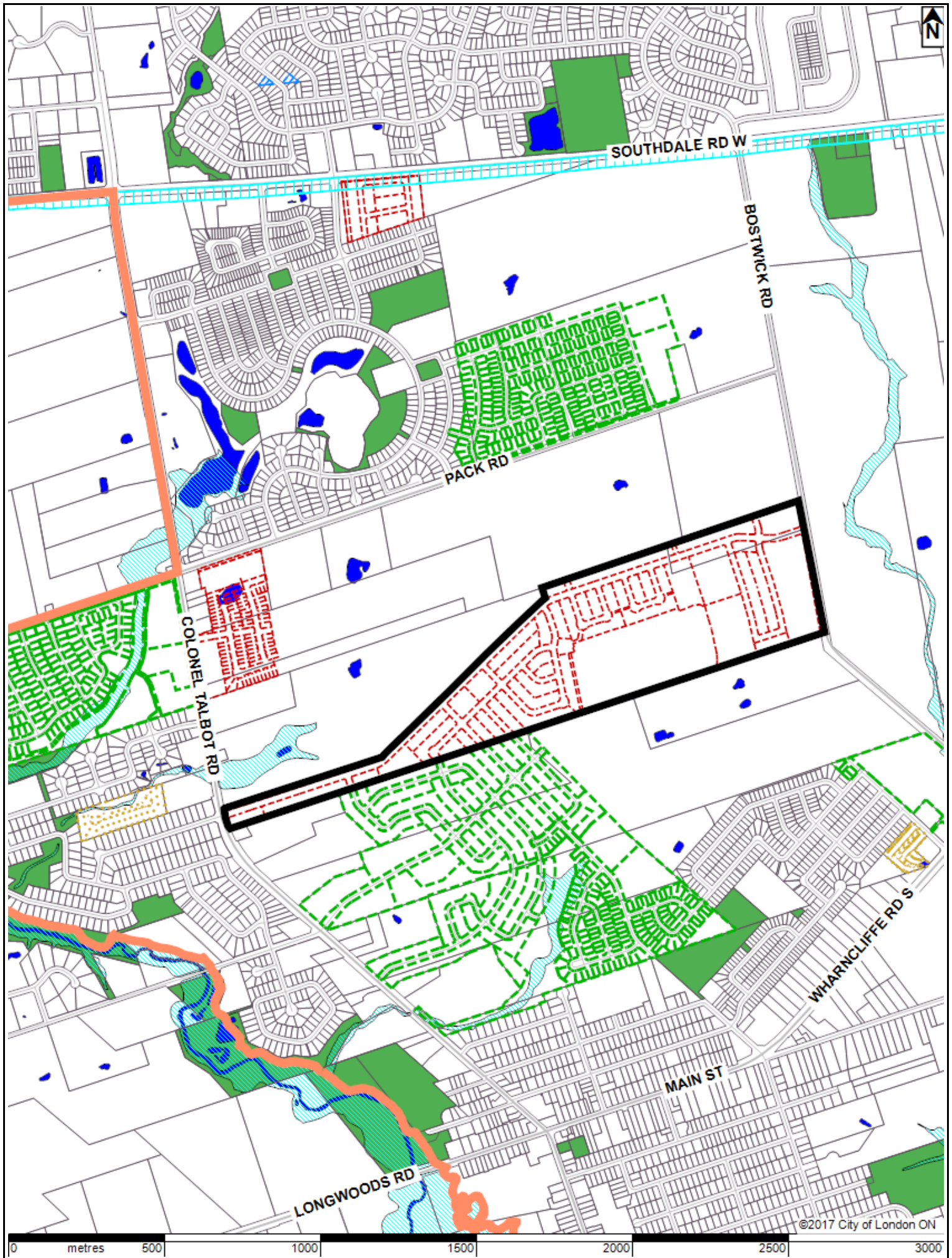
FOR MORE INFORMATION

For additional information, please contact Nancy Pasato at 519-661-2489 ext. 4586, referring to "File 39T-17503 – W3 Farms", or inquire at 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.



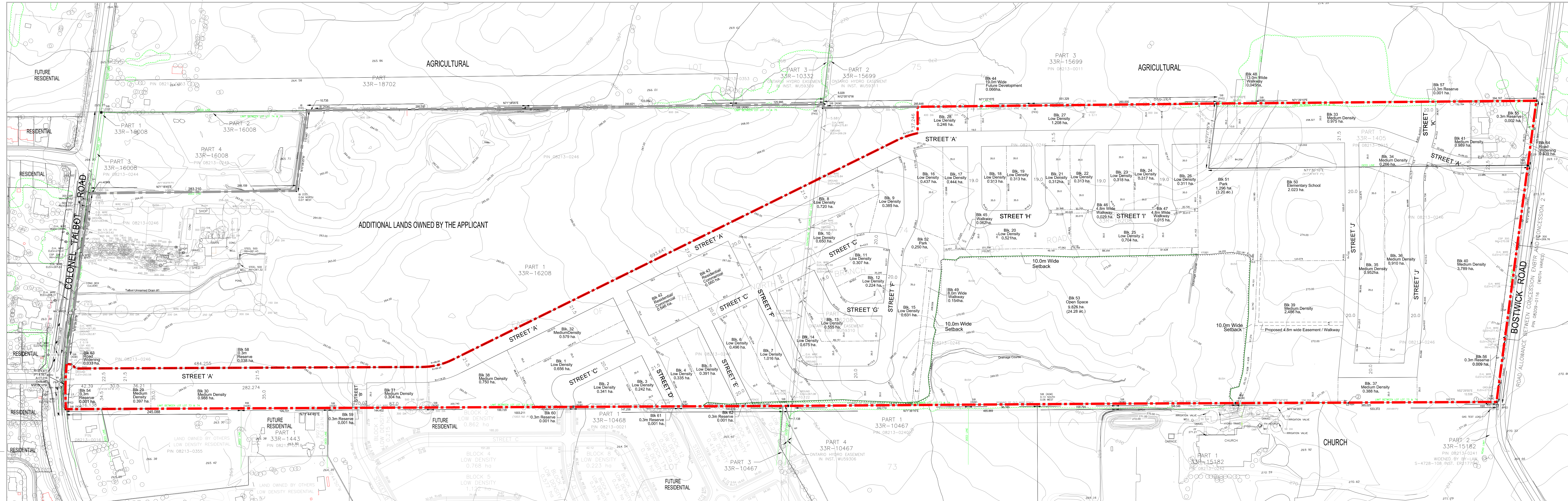
LOCATION MAP

Subject Site: 3700 Colonel Talbot Road and 3645 Bostwick Road
 Applicant: W-3 Lambeth Farms Inc.
 File Number: 39T-17503
 Planner: Nancy Pasato
 Created By: Nancy Pasato
 Date: 2017-10-25
 Scale: 1:15100

LEGEND

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





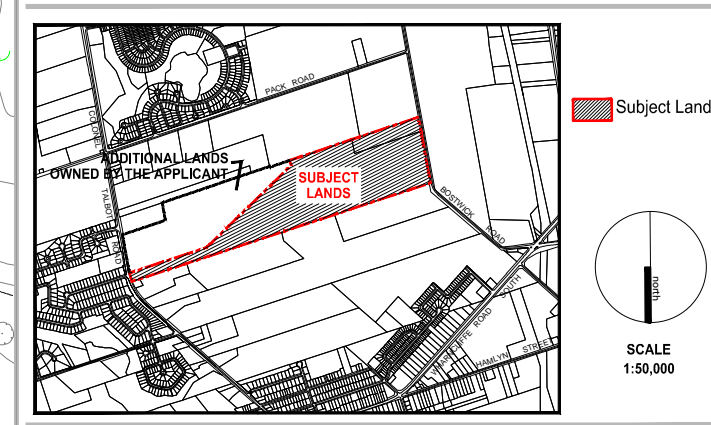
LOTS 74 & 75,
CONCESSION EAST OF THE
NORTH BRANCH OF TALBOT ROAD
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
CITY OF LONDON
COUNTY OF MIDDLESEX

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO
SUBMIT THIS PLAN FOR APPROVAL.

March 17, 2017
ALL SOUFAN
WS FARMIG INC.

Surveyor's Certificate
I HEREBY AUTHORIZE CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS
PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
DRAWN.

March 21, 2017
BRUCE BAKER
ONTARIO LAND SURVEYOR
ASAP SURVEYING & ENGINEERING



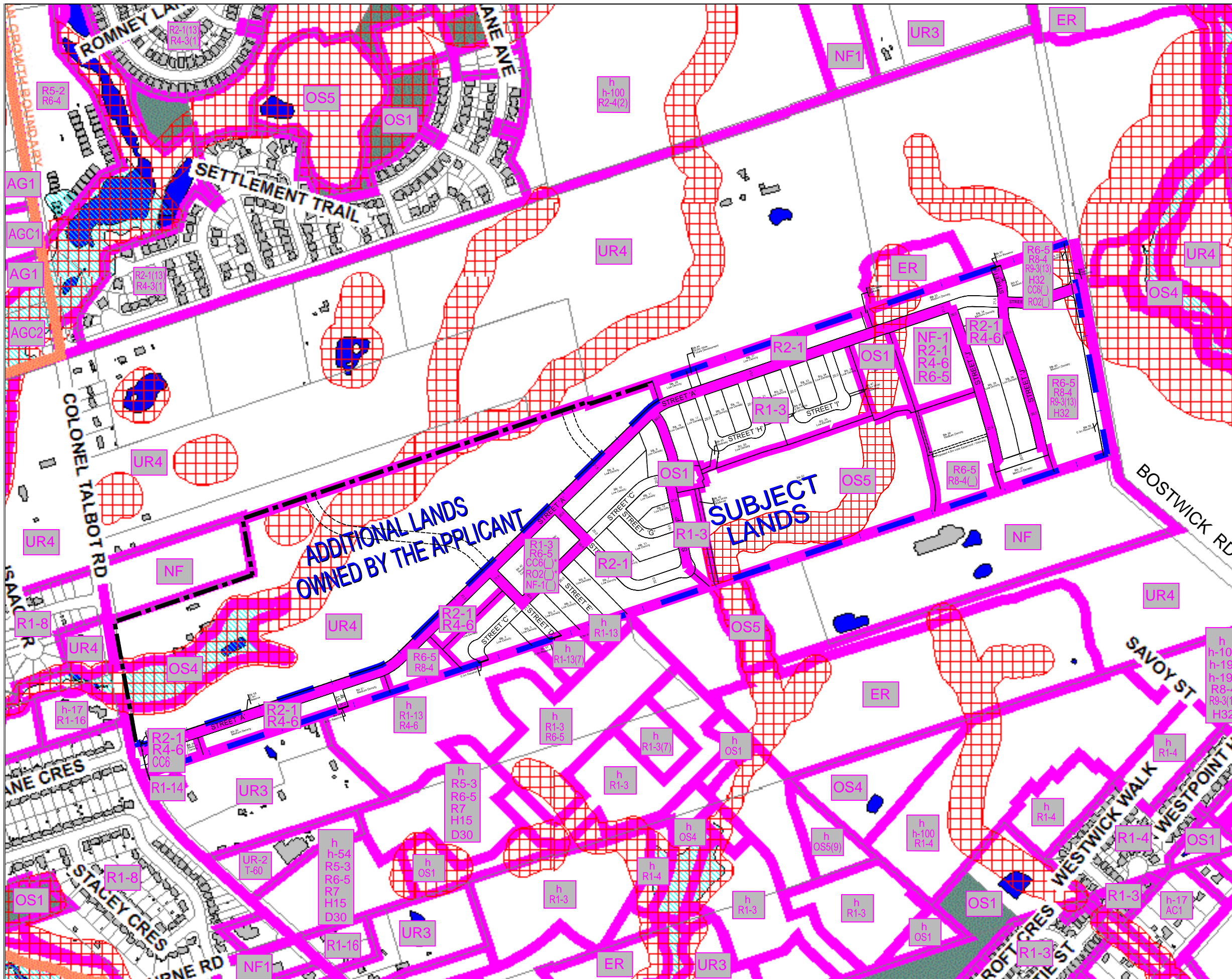
1	January 08 2016	Original Submission	LM
	Date	Issued / Revision	By
Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.13 as Amended			
A. As Shown	B. As Shown	C. As Shown	F. As Shown
G. As Shown	H. As Shown	I. As Shown	L. As Shown
J. As Shown	K. As Shown	L. As Shown	
Description			
Residential	1-28	376	13,381
Medium Density Residential (Street Townhouses)	29-37	238	3,769
Medium Density Residential (Cluster Housing)	38-39	113	3,236
Medium Density Residential (Apartments)	40-41	476	4,778
Mixed Use Residential	42-43	32	1,106
Future Development	44	0	0,066
Walkway	45-49	0,305	0,305
School	50	2,023	0,066
Park	51-52	1,546	0,066
Open Space	53	9,826	0,066
0.3m Reserves	54-62	0,055	0,066
Road Widening	63-64	0,372	10,520
Roads			
Total	64	1235	52,973 ha.

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHC

Date: January 23, 2017
File No.: 1094 U
Plan Scale: 1:2000
Drawn By: L.M.
Checked By:
Other:

PROPOSED
DRAFT PLAN OF SUBDIVISION

Dwg No.: 1 of 1
N:\1094U\Draw\MHC - PRELIM DRAFT PLAN - JAN 23 2017.dwg



- LEGEND**
- Subject Lands
 - CONSERVATION AUTHORITY REGULATED AREAS
 - URBAN GROWTH BOUNDARY
- ZONING LEGEND**
- H HEIGHT ZONE PROVISIONS
 - h HOLDING ZONE PROVISIONS
 - D DENSITY PROVISION
 - R1 RESIDENTIAL R1 ZONE
 - R2 RESIDENTIAL R2 ZONE
 - R4 RESIDENTIAL R4 ZONE
 - R5 RESIDENTIAL R5 ZONE
 - R6 RESIDENTIAL R6 ZONE
 - R7 RESIDENTIAL R7 ZONE
 - R8 RESIDENTIAL R8 ZONE
 - R9 RESIDENTIAL R9 ZONE
 - RO RESTRICTED OFFICE RO ZONE
 - NF NEIGHBOURHOOD FACILITY ZONE
 - ER ENVIRONMENTAL REVIEW ZONE
 - AGC AGRICULTURALLY-RELATED COMMERCIAL USE ZONE
 - AG AGRICULTURAL AG ZONE
 - UR URBAN RESERVE ZONE
 - OS OPEN SPACE ZONE
 - CC CONVENIENCE COMMERCIAL

Source: City of London Online Interactive CityMap
 N:\1094\U\Graphics\Fig 6 Proposed Zoning

DATE: January 23, 2017

SCALE: 1:7,500



**Figure 6
Proposed Zoning**