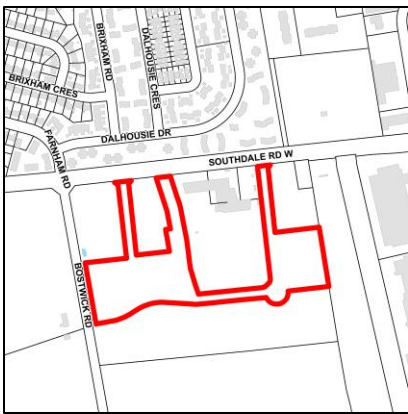


# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision and Zoning By-law Amendments

### 3080 Bostwick Road



**File: 39T-18502/Z-8931**

**Applicant: MHBC Planning (Scott Allen) (Owner: 31675 Ontario Limited c/o York Developments Inc.)**

#### What is Proposed?

A Draft Plan of Subdivision and Zoning By-law amendments to allow for the creation of a high density residential subdivision consisting of:

- apartment buildings
- stacked townhouses
- park and open space
- public road access via new local street connections to Southdale Road West and Bostwick Road.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 17, 2018**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: 39T-18502/Z-8931

[london.ca/planapps](http://london.ca/planapps)

You may also discuss any concerns you have with your Ward Councillor:

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Draft Plan of Subdivision

Draft Plan of Subdivision (please refer to attached map)

Consideration of a high density residential draft plan of subdivision consisting of:

- Two (2) high density residential blocks (consisting of apartment buildings, townhouses and stacked townhouses) with an estimated 504 units (Block 2 & 6)
- One (1) park block (Block 4)
- One (1) open space block (Block 11)
- One (1) 0.3 m reserve (Block 10)
- All served by three new local streets (Street A, Street B and Street C)

## Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Requested Zoning (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 R9 Bonus (R9-7\*B-(#)) Zone (Block 2) – to permit apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities. A bonus zone is requested to permit townhouses and stacked townhouses with a maximum height of 13m and a minimum front yard setback of 6m; an apartment building with a maximum height of 70m, a density of 193 units per hectare, an exterior side yard setback of 0.4m, and a rear yard setback of 22m.
- Residential R9 Bonus (R9-7\*B-(##)) Zone (Block 6) – to permit apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities. A bonus zone is requested to permit townhouses, an apartment building with a maximum height of 68m, a density of 269 units per hectare, a minimum front yard setback of 6.5m, an interior side yard setback of 12m, a rear yard setback of 12m, and a reduced number of parking spaces (with 325 spaces provided).
- Open Space (OS2) Zone (Block 4) – 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; commercial recreational establishments, community centres, institutions, private outdoor recreation clubs, public swimming pools, recreational buildings, riding stables, sports fields, golf driving range, miniature golf course, go kart track, batting cages, tennis court and playground;
- Open Space (OS4) Zone (Block 11) – to permit conservation lands, conservation works, golf courses, private parks, public parks, recreational golf courses cultivation or use of land for agricultural/horticultural purposes, and sports fields without structures; and
- Urban Reserve Special Provision (UR4( )) Zone – to permit existing dwellings, agricultural uses, conservation lands, managed woodlots, wayside put, passive recreation uses, kennels, private outdoor recreation clubs, and riding stables with a special provision for a lot size of 2ha and frontage of 85m.

The City is also considering the following amendments:

- Special Provisions in zoning to implement the urban design requirements and considerations of the Southwest Area Secondary Plan;
- Adding holding provisions for the following: urban design, municipal servicing, and phasing

An Environmental Impact Study has been prepared to assist in the evaluation of this application. An Environmental Impact Study (EIS) report prepared by Stantec, dated May 1, 2018, 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

Any change to the Zoning By-law must conform to the policies of the Official Plan and The London Plan, London's long-range planning documents. Both plans recognize the role of secondary plans to provide more detailed policy guidance for a specific area that goes beyond the general policies. These lands are currently designated as "High Density Residential" which permits multiple attached housing forms at higher densities and building forms as the main uses. The lands are within the Southwest Area Secondary Plan, within the Bostwick Residential Neighbourhood, which includes special policies and direction for high density residential development.

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 Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

### See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

### Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested revised Draft Plan of Subdivision and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Subdivision.

## What Are Your Legal Rights?

### Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Development Services, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [developmentsservices@london.ca](mailto:developmentsservices@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

## **Right to Appeal to the Local Planning Appeal Tribunal**

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 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 Director, Development Services to the Local Planning Appeal Tribunal.

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 before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

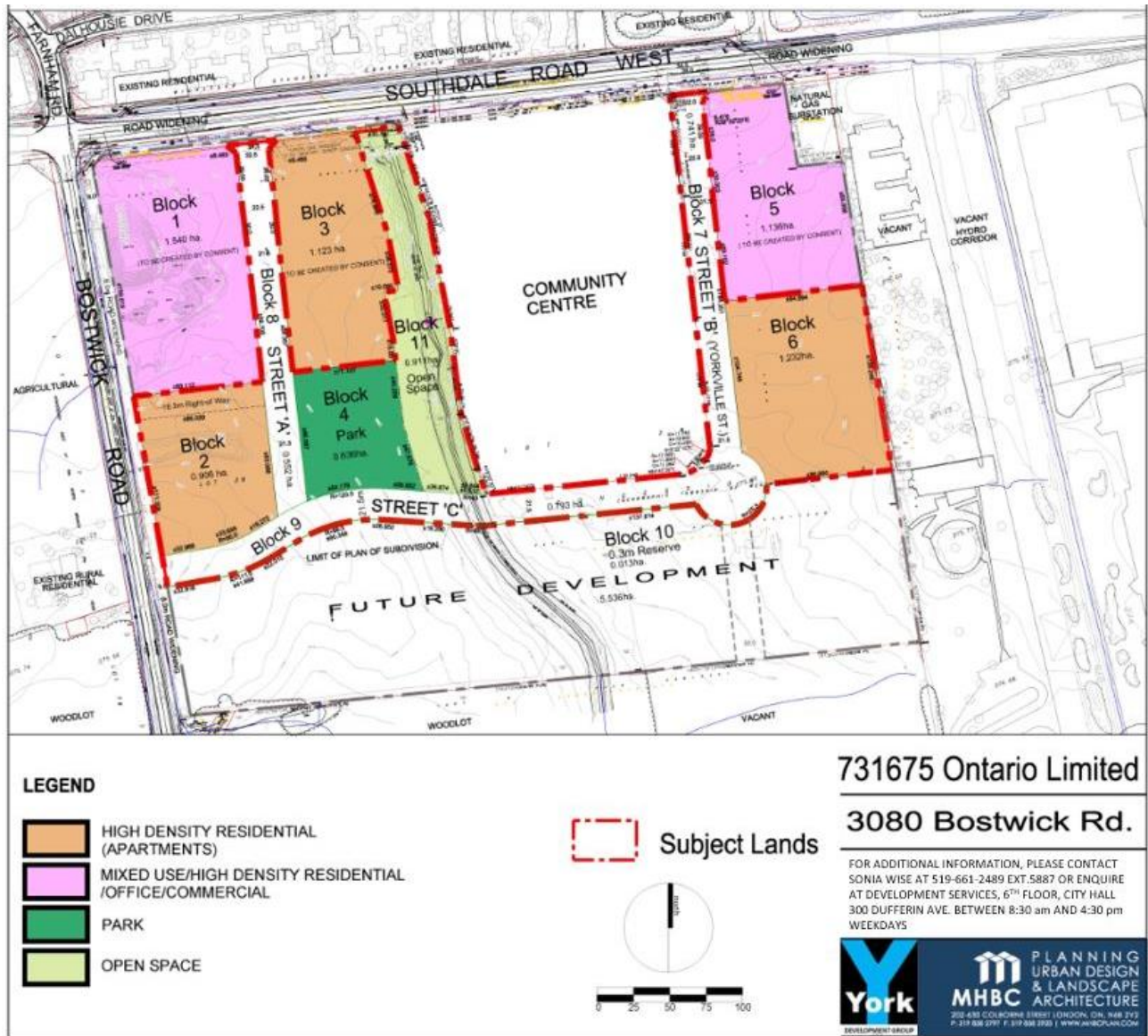
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

## **Notice of Collection of Personal Information**

Personal information collected and recorded at 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-CITY (2489) ext. 4937.

***Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.***

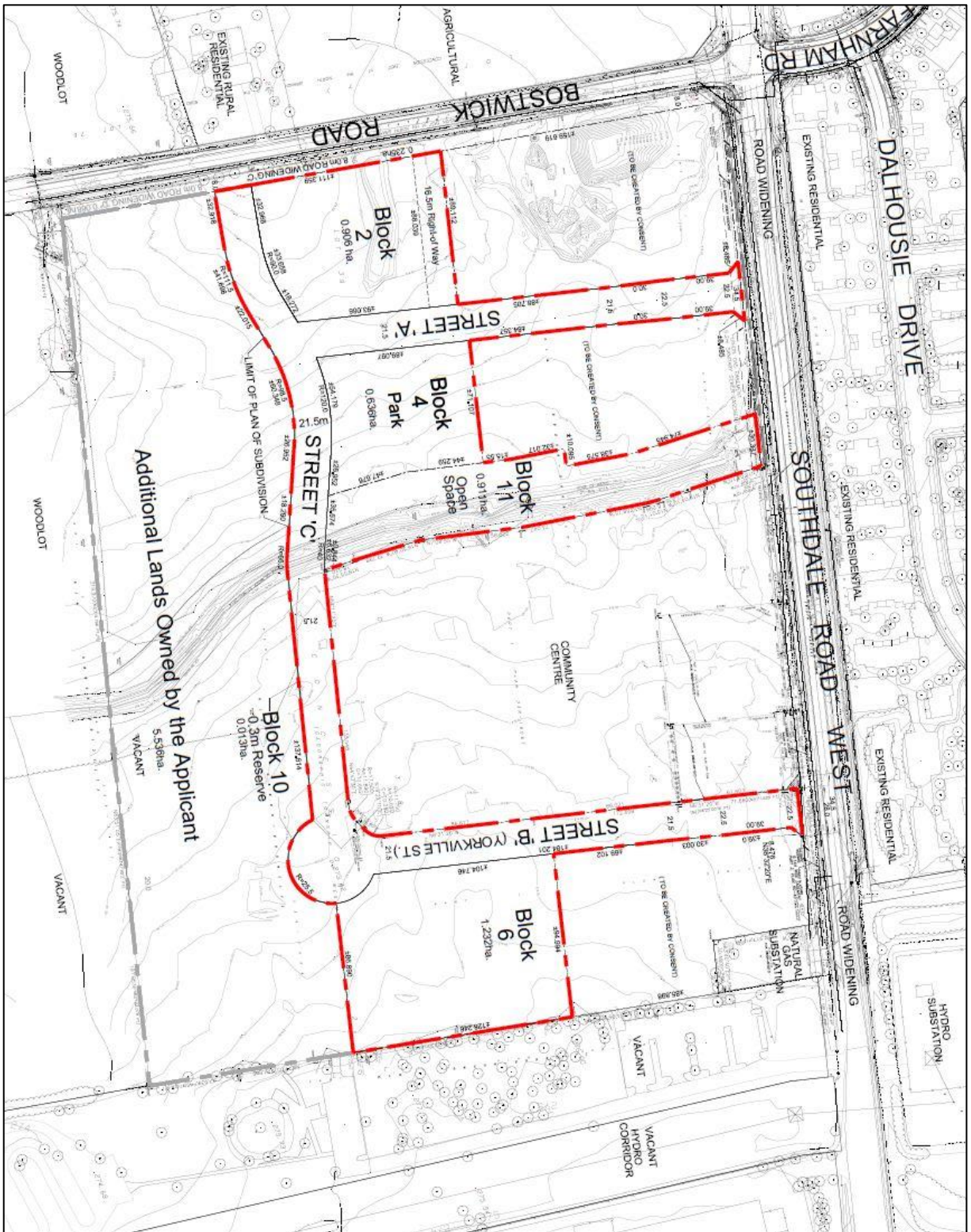
# Proposed Master Plan



## Proposed Master Plan

The above image represents the applicant's proposal as submitted and may change.

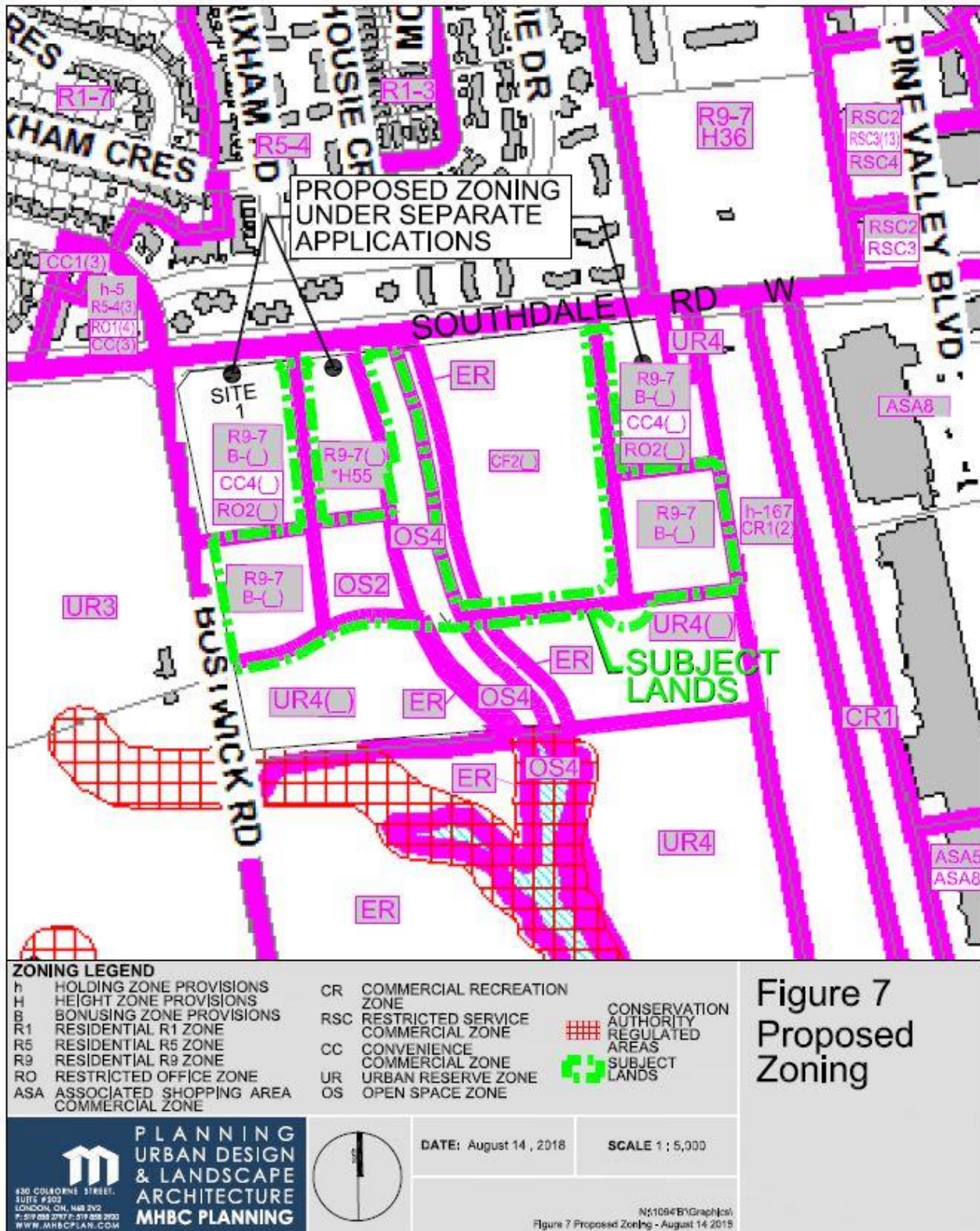
# Requested Plan of Subdivision



**Proposed Subdivision Block Plan**

The above image represents the applicant's proposal as submitted and may change.

# Requested Zoning



## Proposed Zoning

The above image represents the applicant's proposal as submitted and may change.



***Proposed Southeast Rendering – Block 2***

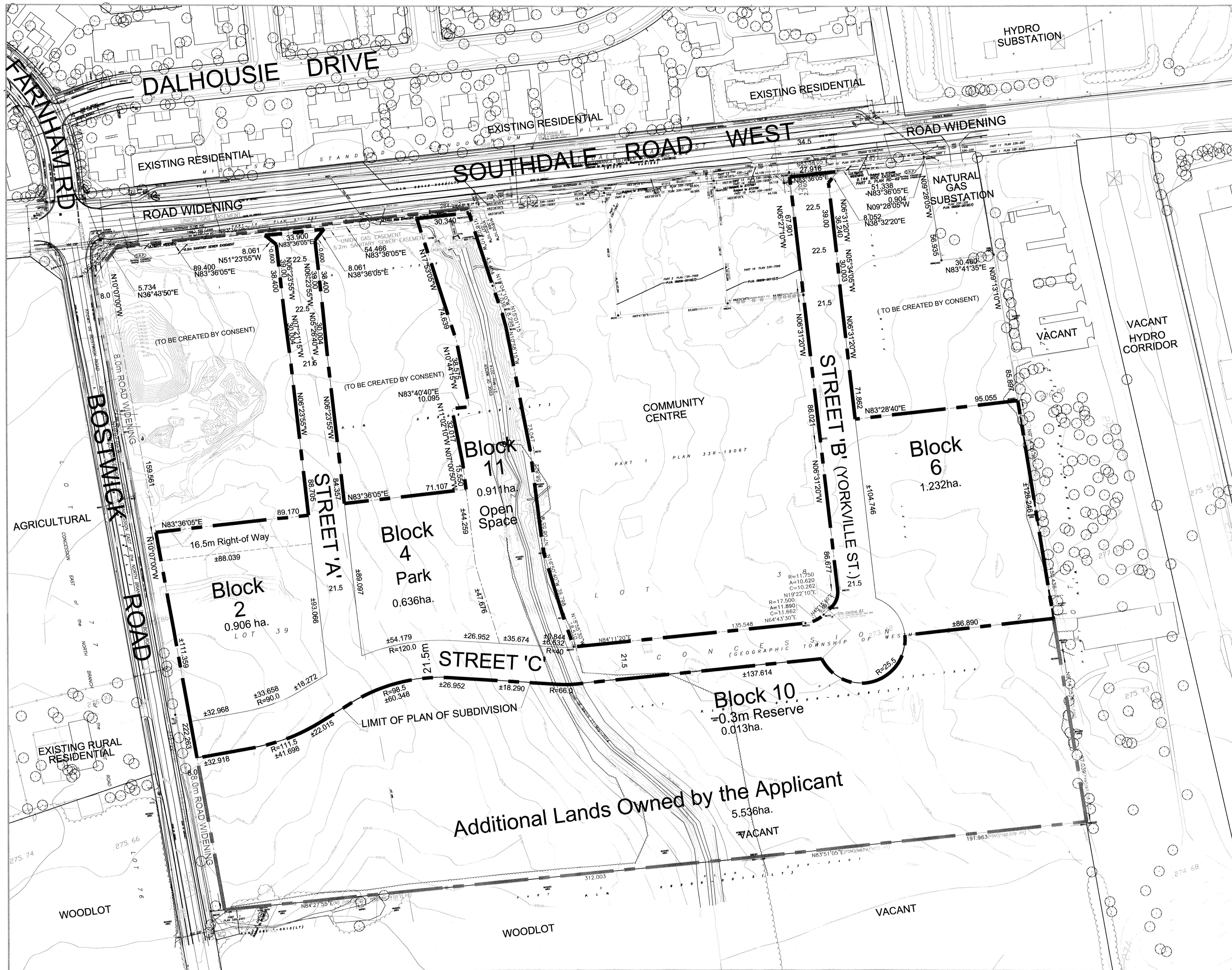
The above image represents the applicant's proposal as submitted and may change.



***Proposed Northeast Rendering – Block 6***

The above image represents the applicant's proposal as submitted and may change.





**Legal Description**  
 PART OF LOTS 38 & 39, CONCESSION 2,  
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)  
 COUNTY OF MIDDLESEX  
 CITY OF LONDON

**Owner's Certificate**  
 I HEREBY AUTHORIZE MACNAUGHTON HERMES BRITTON CLARKE PLANNING LIMITED  
 TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: July 25, 2018  
 ALI SOUFAN  
 731675 ONTARIO LIMITED

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

DATE: July 25, 2018  
 TERRY DIETZ O.L.S.  
 CALLON DIETZ INCORPORATED  
 ONTARIO LAND SURVEYORS



Revision No.	Date	Issued / Revision	By
6			
5			
4			
3			
2			
1			
0			

**Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended**

A. As Shown	B. As Shown	C. As Shown
D. Residential/Open Space/Park	E. As Shown	F. As Shown
G. As Shown	H. Municipal Water Supply	I. Loam, Clay, Silt
J. As Shown	J. All Services As Required	L. As Shown

**Area Schedule**

Description	Lots/Blocks	Units	Area (ha)
Multiple Residential	2,6	488	2.138
Park	4		0.636
Open Space	11		0.911
0.3m Reserve	10		0.013
Roads			2.086
<b>Total</b>		488	5.784

RECEIVED BY  
 JUL 27 2018  
 CITY OF LONDON  
 DEVELOPMENT SERVICES

**3080 BOSTWICK ROAD**

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

DEVELOPMENT GROUP 630 COLBORNE ST., SUITE 202, LONDON, ON, N6B 2V2 | P: 519 856 2797 F: 519 638 2200 | WWW.MHBCPLAN.COM

**Stamp** Date: July 25, 2018

File No. 1094 'B'

Plan Scale 1:1,000m

Drawn By L.M.

Checked By

Other

**DRAFT PLAN OF SUBDIVISION**

Dwg No. 1 of 1

Scale Bar 0 5 10 20 30 40 50