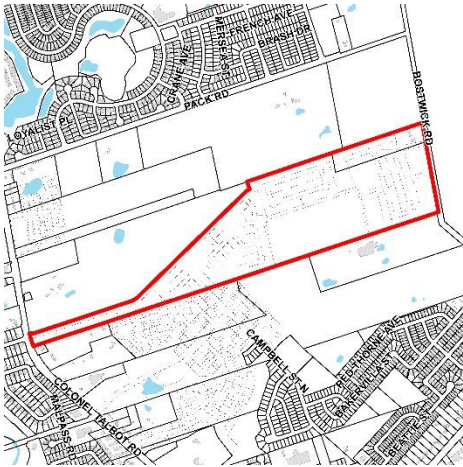


Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

Address - 3700 Colonel Talbot Road and 3645 Bostwick Road



File: 39T-17503/OZ-8838

Applicant: MHBC Planning (Scott Allen) (Owner: W-3
Lambeth Farms c/o York Developments)

What is Proposed?

A Draft Plan of Subdivision, Official Plan and Zoning By-law amendments to allow:

- the creation of a mixed use subdivision consisting of low density single detached dwellings/lots, cluster dwellings, street townhouse dwellings, apartment buildings, convenience commercial uses, 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.

YOU ARE INVITED!

Further to the Notice of Application you received on June 27, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, September 23, 2019, no earlier than 5:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Nancy Pasato
npasato@london.ca
519-661-CITY (2489) ext. 4586
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-17503/OZ-8838

london.ca/planapps

To speak to your Ward Councillor:

Anna Hopkins Ward 9
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.

Requested Draft Plan of Subdivision

Draft Plan of Subdivision (please refer to attached map)

Consideration of a mixed use draft plan of subdivision consisting of:

- twenty-one (21) single detached/low density blocks,
- thirteen (13) street townhouse blocks,
- two (2) apartment/medium density blocks,
- four (4) commercial/residential mixed use blocks,
- two (2) cluster/low rise blocks,
- one (1) school block,
- one (1) open space block,
- seven (7) pathway blocks,
- three (3) park blocks,
- one (1) urban reserve/environmental review block,
- one (1) future road block,
- two (2) road widening blocks,
- eleven (11) 0.3 m reserve blocks,
- all served by two (2) secondary collector/neighbourhood connector roads (Street A and Street D), and nine (9) new local/neighbourhood streets.

Requested Amendment to the Current Official Plan

Possible Amendment to the Official Plan:

- Schedule "A" - Land Use, from "Low Density Residential", "Multi-Family, Medium Density Residential", and "Open Space" to "Low Density Residential", "Multi-Family, Medium Density Residential", and "Open Space" designation;
- Schedule "B1" – Natural Heritage Features, from "Unevaluated Vegetation Patch" to "Significant Woodlands";
- Schedule "C" – Transportation Corridors, by amending the east-west secondary collector road to align with Street A, and by amending the north-south secondary collector road to align with Street D;
- Section 20.5 (Southwest Area Secondary Plan),
 - o Schedule 2 to Southwest Area Secondary Plan - Multi-Use Pathways and Parks by realigning the Planned Route and adding a Neighbourhood Park,
 - o Schedule 4 (Southwest Area Land Use Plan), from "Low Density Residential", "Medium Density Residential", and "Open Space" to "Low Density Residential", "Medium Density Residential", and "Open Space", realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors);
 - o Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations), from "Low Density Residential", "Medium Density Residential", and "Open Space" to "Low Density Residential", "Medium Density Residential", and "Open Space", adding a Park, and to realign Street A (secondary collector);
 - o Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations), from "Low Density Residential", and "Medium Density Residential" to "Low Density Residential", "Medium Density Residential", and "Open Space", realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors);
- 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."

Requested Amendment to The London Plan (New Official Plan)

- Map 1 - Place Types, from Neighbourhoods and Environmental Review to Green Space, and to change the alignment of the Neighbourhood Connectors;
- Map 3 - Street Classifications, to change the east-west Neighbourhood Connector to align with Street A, and to change the north-south Neighbourhood Connector to align with Street D;
- Map 5 - Natural Heritage, to change the designation from Unevaluated Vegetation Patch to Significant Woodlands and Wetlands;
- To change Policy 1535_5. Southwest Area Secondary Plan by changing the following:
 - o Realigning the Planned Route and adding a Neighbourhood Park on Schedule 2 to Southwest Area Secondary Plan - Multi-Use Pathways and Parks,

- Changing the designation, from “Low Density Residential”, “Medium Density Residential”, and “Open Space” to “Low Density Residential”, “Medium Density Residential”, and “Open Space”, realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors) on Schedule 4 (Southwest Area Land Use Plan),
 - Changing the designation, from “Low Density Residential”, “Medium Density Residential”, and “Open Space” to “Low Density Residential”, “Medium Density Residential”, and “Open Space”, adding a Park, and to realign Street A (secondary collector) on Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations),
 - Changing the designation, from “Low Density Residential”, and “Medium Density Residential” to “Low Density Residential”, “Medium Density Residential”, and “Open Space”, realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors) on Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations).
- Chapter 20 (20.5 Southwest Area 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.”;

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.

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 R1 (R1-3) Zone – to permit single detached dwellings with a minimum lot area of 300m² and a minimum lot frontage of 10 m (metres);
- Residential R1 (R1-4) Zone – to permit single detached dwellings with a minimum lot area of 360m² and a minimum lot frontage of 12 m (metres);
- Residential R2 (R2-1) Zone - to permit single detached dwellings with a minimum lot area of 250m², a maximum height of 9 m, and a minimum lot frontage of 9 m; semi-detached dwellings with a minimum lot area of 430m² (200m²), a maximum height of 10.5 m and a minimum lot frontage of 18 m (8.5m), duplex dwellings with a minimum lot area of 430m², a maximum height of 10.5 m and a minimum lot frontage of 12 m and converted dwellings with a minimum lot area of 430m², a maximum height of 10.5 m and a minimum lot frontage of 10.5 m;
- Residential R2 (R2-3) Zone - to permit single detached dwellings with a minimum lot area of 370m², a maximum height of 9 m, and a minimum lot frontage of 12m; semi-detached dwellings with a minimum lot area of 550m² (260m²), a maximum height of 10.5 m and a minimum lot frontage of 18 m (8.5m), duplex dwellings with a minimum lot area of 550m², a maximum height of 10.5 m and a minimum lot frontage of 12 m and converted dwellings with a minimum lot area of 430m², a maximum height of 10.5 m and a minimum lot frontage of 12.0 m;
- Residential R4 (R4-6) Zone – to permit street townhouse dwellings with a maximum height of 12m, minimum lot area of 145m² and a minimum lot frontage of 5.5 m;
- Residential R6 (R6-5) Zone – 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 - 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 (R8-3) Zone - 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 (4 storeys) and a maximum density of 75 units per hectare;
- Residential R8 (R8-4) Zone - 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 (4 storeys) and a maximum density of 65 units per hectare;
- Residential R9 Special Provision (R9-3) Zone - 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 9 storeys and a maximum density of 100 units per hectare;
- Convenience Commercial (CC6) Zone – 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;
- Neighbourhood Facility (NF1) Zone - to permit places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station;
- Open Space (OS1) Zone – 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 – to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots;
- Urban Reserve (UR4) Zone - to permit 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
- Environmental Review (ER) Zone - to permit conservation lands, conservation works, passive recreational uses, managed woodlots and agricultural uses.

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, which may include reduced front, exterior and interior side yard setbacks, and increased lot and landscape open space coverage;
- Adding holding provisions for the following: urban design, water looping, municipal services, and phasing

A revised Environmental Impact Study has been prepared to assist in the evaluation of this application. An Environmental Impact Statement Update (EIS) report prepared by BioLogic Inc., dated May 8, 2018, and updated most recently on August 13, 2019, was submitted with the revised 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, London's long-range planning document. These lands are currently designated 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 policies 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, 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 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 Official Plan designation and zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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, 6th 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, Official Plan and zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the 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. 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 official plan amendment and 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. 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.

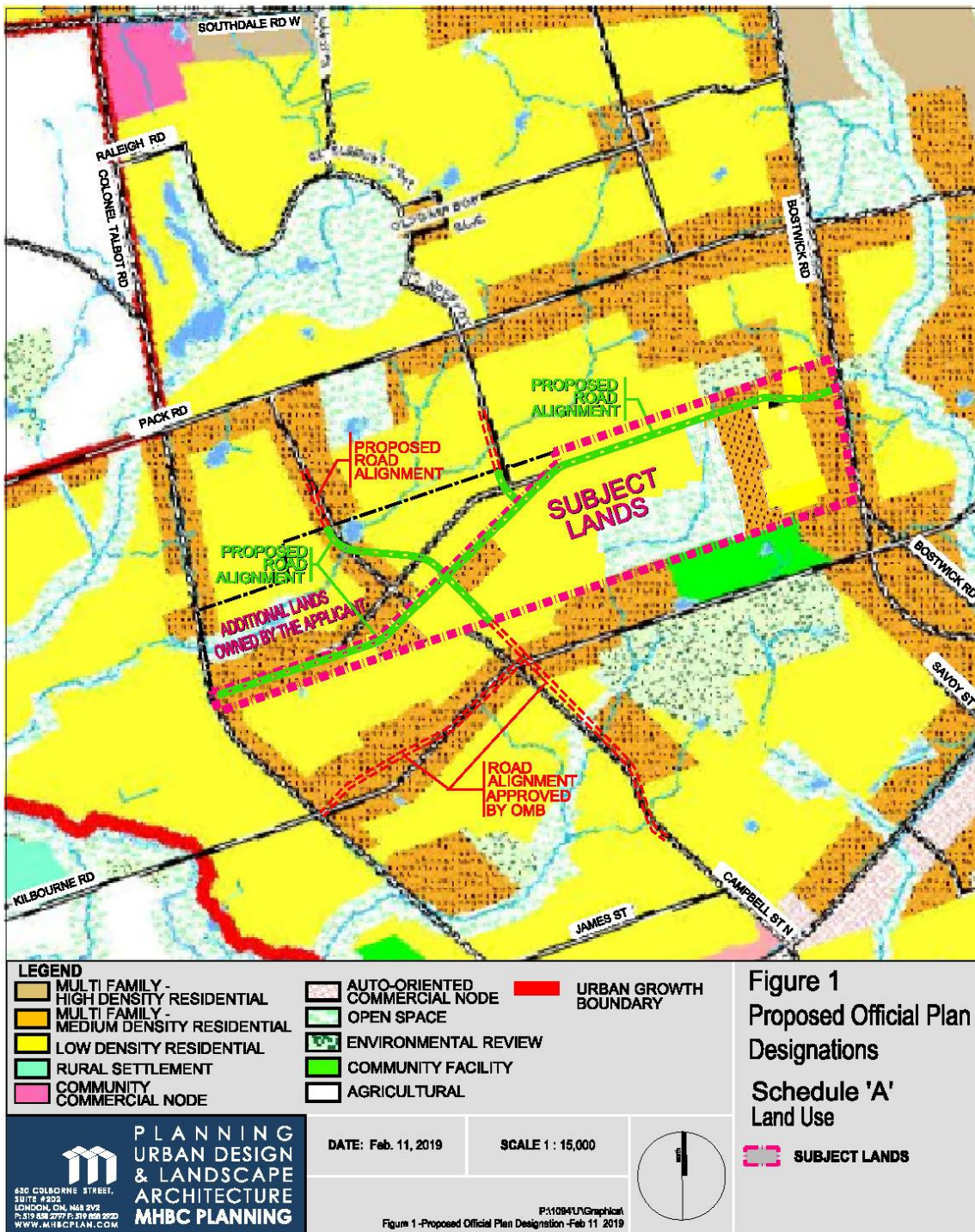
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY (2489) extension 2425 for more information.

Requested Draft Plan of Subdivision



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

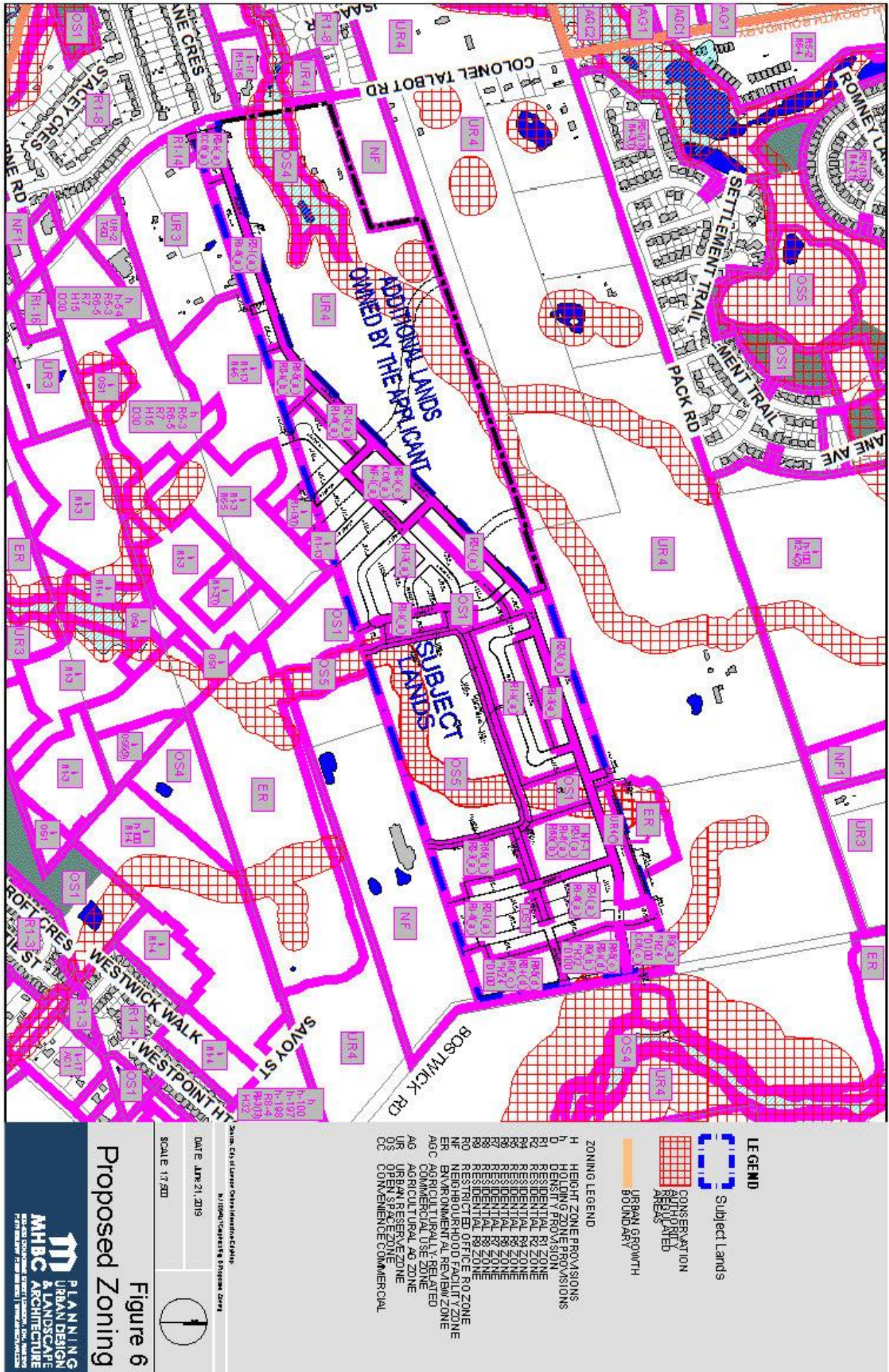
Requested Official Plan Designations



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

Requested Zoning



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