



14 Gideon Drive and 2012 Oxford Street West

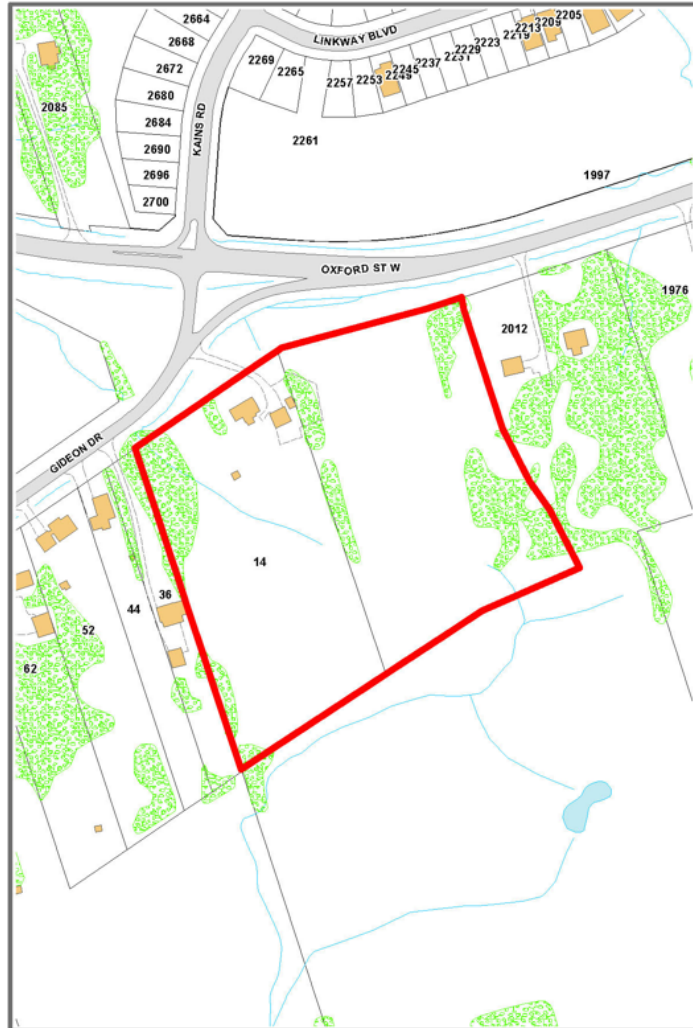


Proposed Draft Plan of Subdivision and Official Plan and Zoning By-law Amendment

Applicant: 2515060 & 2539427 Ontario Inc.

File No: 39T-21501 / OZ-9295

Development Proposal, Site Location and Context



Proposal:

Residential plan of subdivision consisting of single detached dwellings and multi-family dwellings, parkland, open space, and pedestrian pathways, served by 1 local street with connections to future developments to the east.

Site Characteristics:

Land Use: single family house and detached garage/vacant

Frontage: 267.7 metres

Depth: +/- 161-197 metres

Area: 10.7 hectares

Shape: irregular

Surrounding Properties:

North: residential

South: agriculture and open space

East: agriculture

West: residential,

Aerial Photo



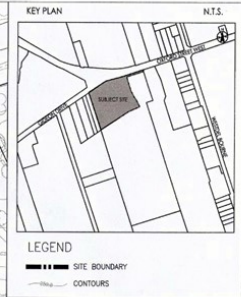
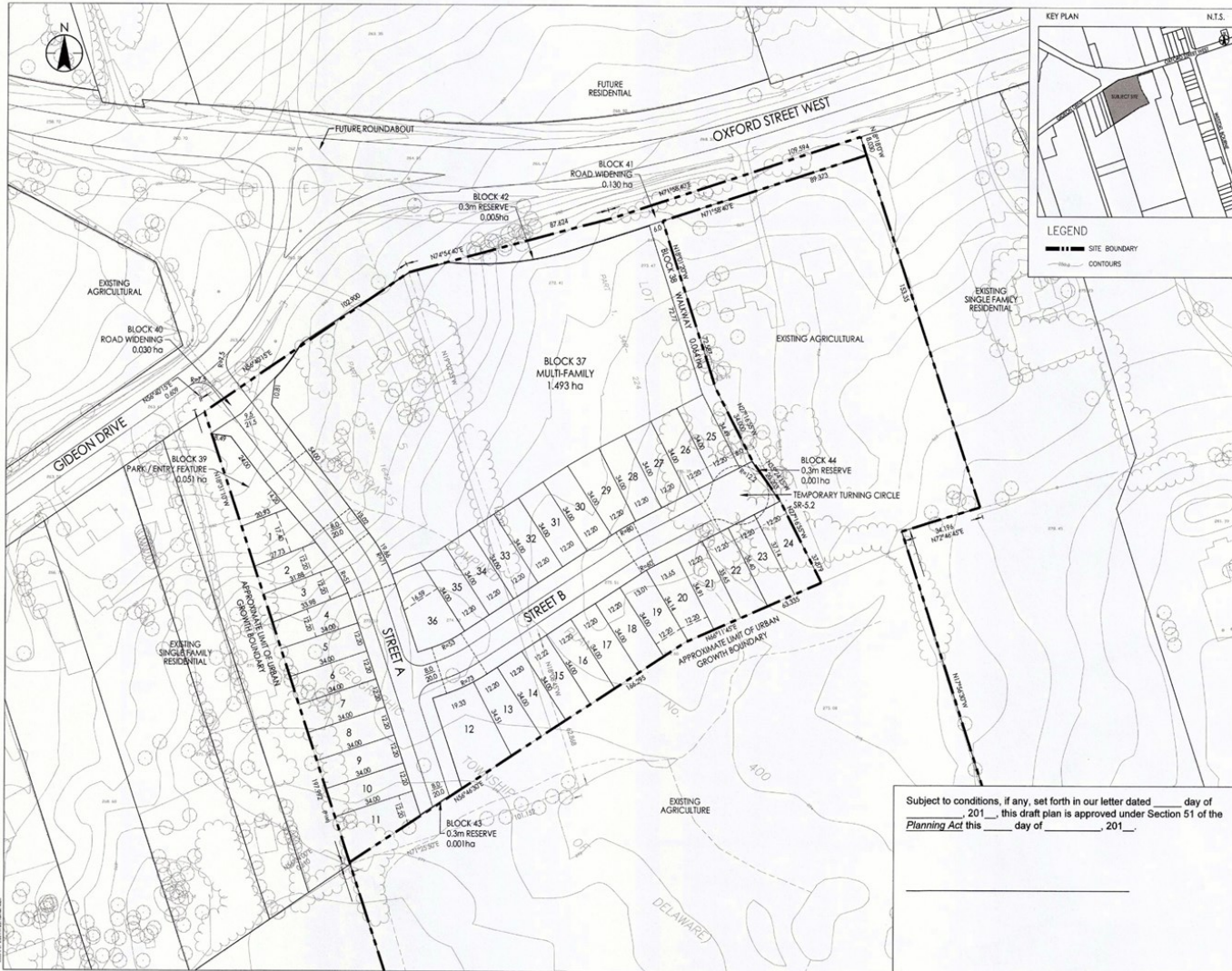


Development Proposal

- 36 single detached dwelling lots
- apartment and townhouse block with potential for two 4 storey apartment buildings with approximately 72 units and 21 townhouse units
- 2 local streets with one access road connection to Oxford Street West



Proposed Draft Plan of Subdivision



Stantec
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London ON N6A 5J7
Tel. 519-445-2007
www.stantec.com

Liability Note
The Contractor shall verify and be responsible for all dimensions.
Do not use the drawings or any other information to create and be
responsible to Stantec without details.

DRAFT PLAN OF SUBDIVISION

PART OF
REGISTRY COMPASS PLAN NO. 405
OF THE CITY OF
GEOGRAPHIC TOWNSHIP OF DELAWARE
IN THE
CITY OF LONDON
COUNTY OF ELIZABETH

LEGEND
--- SITE BOUNDARY
--- CONTOURS

INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

- A: AS SHOWN ON DRAFT PLAN
- B: AS SHOWN ON DRAFT AND KEY PLAN
- C: AS SHOWN ON DRAFT AND KEY PLAN
- D: ACCORDING TO LAND USE SCHEDULE
- E: REGIONAL AGRICULTURAL
- F: AS SHOWN ON DRAFT PLAN
- G: AS SHOWN ON DRAFT AND KEY PLAN
- H: MUNICIPAL PAVED WATER TO BE HEAVILY
- I: SANDY SILT CLAYEY SILT GLACIAL TILL SAND
- J: AS SHOWN ON DRAFT PLAN
- K: MUNICIPAL SANITARY AND STORM SEWER TO BE INSTALLED
- L: AS SHOWN ON PLAN

SCHEDULE OF LAND USE

	(HA)	(HA)
LOW DENSITY	1.025	1.025
MEDIUM DENSITY	1.488	1.488
INDUSTRY ACCESS	0.56	0.56
PARK	0.56	0.56
ROAD WIDENING	0.56	0.56
0.3m RESERVE	0.001	0.001
ROAD	0.001	0.001
TOTAL	6.897	6.897

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO ADJACENT LAND ARE
ACCURATE AND CORRECTLY POSITIONED.

[Signature] Feb 20/19
DATE

OWNER'S AUTHORIZATION
THE UNDERSIGNED AUTHORIZES THE PREPARATION AND SUBMISSION OF
THE DRAFT PLAN OF SUBDIVISION.

[Signature] 03/02/20
DATE

Revision	By	Appr.	TY APPROVED

A. SUBMITTED FOR DRAFT PLAN APPROVAL
JF By: JF DATE: 18.11.18

FILE NAME: 161413678.dwg
DWG: JF CH: JF
DATE: 18.11.18
DATE: 18.11.18

Client/Project
ORANGE ROCK DEVELOPMENTS

14 GIDEON DRIVE & 2012 OXFORD STREET WEST
London, ON Canada

Title
DRAFT PLAN OF SUBDIVISION

Project No.	Scale	HORIZ - 1 : 1750
161413678	7.5 : 1	15m
Drawing No.	Sheet	Revision
1	1	1 of 1

Subject to conditions, if any, set forth in our letter dated ____ day of ____ 201__, this draft plan is approved under Section 51 of the Planning Act this ____ day of ____ 201__.



Official Plan & Zoning

Current The London Plan Place Type:

“Neighbourhoods” and “Green Space”

Current 1989 Official Plan Designation:

“Low Density Residential”, “Agricultural” and “Environmental Review”

Official Plan amendment:

- “Low Density Residential” to “Multi-family, Medium Density Residential” for Block 37

Special Policies:

“Riverbend Area Plan”

Zoning: Urban Reserve UR1, Agricultural (AG1) Zone and Environmental Review (ER) Zone

Zoned to permit such uses as:

- Residential R1 (R1-2) Zone (Lots 1-36) - to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 9 metres;
- Residential R6/Residential R8 (R6-5/R8-4) Zone (Block 37) – to permit 21 townhouse dwelling units with a maximum height of 12 metres; and two 4 storey apartment buildings, with a maximum height of 16 metres
- Open Space OS1 Zone (Block 39)



Response to Public Concern

- **Issue: Impact on Rear Yard Privacy**

- Future development is subject to Site Plan Approval
- Measures to protect privacy of the rear yard amenity space (such as privacy fencing, landscaping, screening and buffering) will be incorporated into the approved Development Agreement
- Loss of woodlands



Issues and Considerations

1. Compensation of woodland to the south to maintain a corridor and connect the two woodland/wetland patches
2. Multi-family Block (Block 37) – Apartment



Woodland Compensation

- The Subject Lands are zoned Urban Reserve. The remainder of the Legal Parcel is zoned Agriculture and Environmental Review. The Urban Reserve zone extends to the east along Oxford St beyond the Subject Lands .
- Environmental Impact Study (EIS), hydrogeological and water balance assessment, geotechnical and slope assessment, and stormwater management report have been prepared and reviewed by the City and UTRCA.
- There are no UTRCA regulated areas within the subject lands. There is a small wetland feature over 150m to the south of the subject Lands within the legal Parcel.
- Woodland communities and wetland features on the lands have been evaluated and compensation for the woodland that has been removed will be relocated and be protected within an open space block and adjacent open space buffers as shown on the attached map.
- Recommended buffers include a minimum with a 30m buffer along the eastern edge of the natural feature for buffer planting.
- City staff are satisfied that all related environmental reports and studies have advanced to a point where they can be finalized as part of the Design Studies stage, in accordance with the conditions of draft plan approval.

Compensation Plan



Figure 10: Additional Habitat Concept
(2017 City of London Air Photo)






0 1,000
Scale 1:50,000
Key Plan

- 1 CUW1 Mineral Cultural Woodland Ecosite (Black Walnut dominant)
- 2 CUS1 - Mineral Cultural Savannah Ecosite with Walnut Hedgerow inclusion
- 3 CUT1 Mineral Cultural Thicket Ecosite

- R1 Maintained lawn and residential dwelling
- R2 Maintained lawn and garage

A Active Agriculture

-  - Tree Removal and Preservation Area
-  - Proposed Tree Compensation Area (1:1)
-  - Conceptual Additional Habitat (Requested by City of London) [0.17ha of Old-Field Meadow]

Print on 11X17, Landscape Orientation
0 100
Scale 1:5000
September 2021





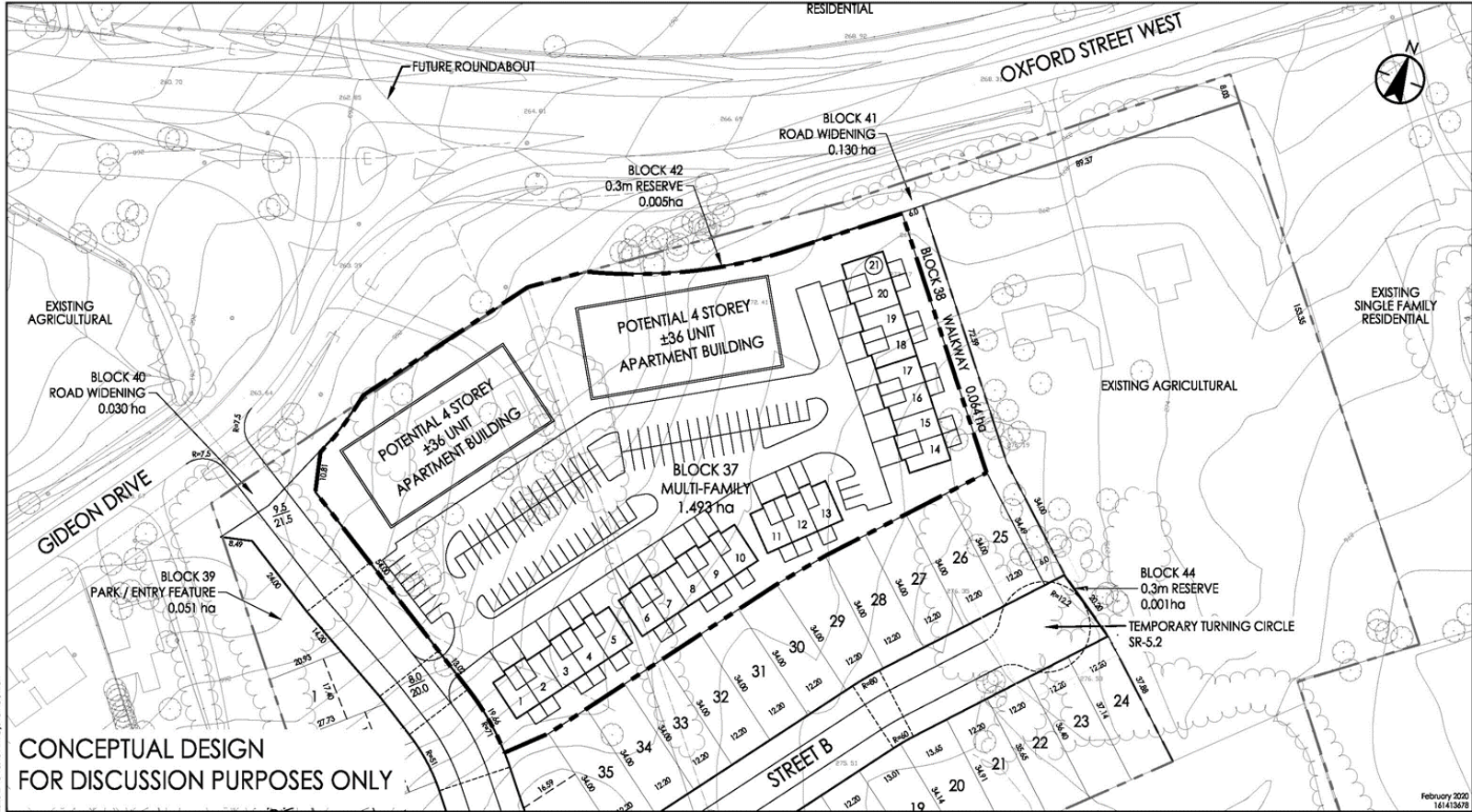
Multi-Family Block (Block 37)

- Applicant requests a Residential R6/Residential R8 (R6-5/R8-4) Zone for Block 37 to permit two low-rise apartment buildings up to 16 metres in height, or four (4) storeys and 21 townhouse units.
- In this situation, small-scale, low-rise apartment buildings would be appropriate at this location.
- Considered compatible and a good fit with the existing adjacent low density residential and multi-family developments to the north.



London
CANADA

Multi-Family Block (Block 37)



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2020.2.18 10:40 AM by: Turner, Rich

February 2020
141413278



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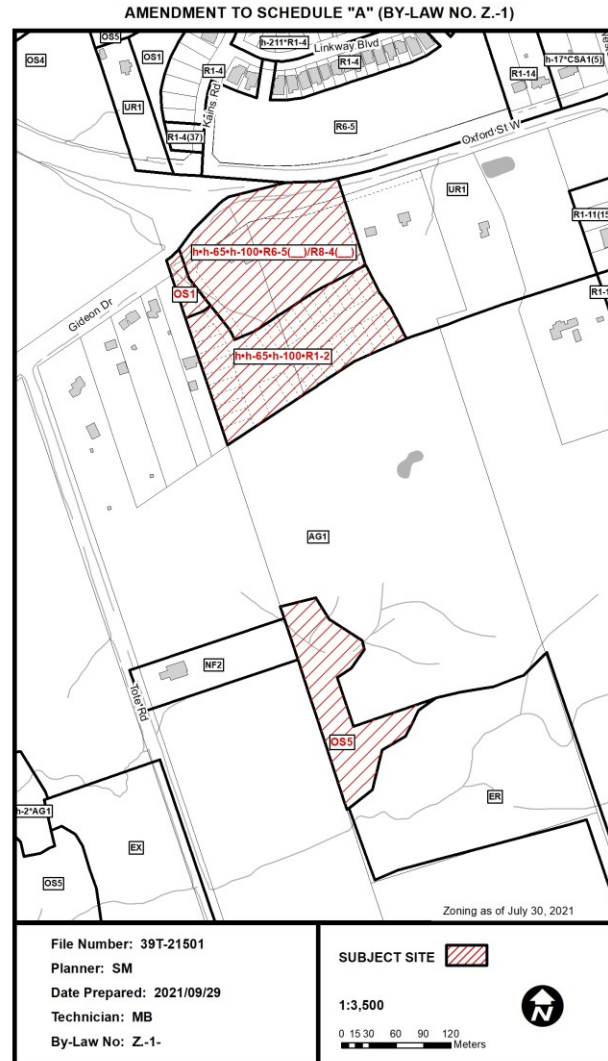


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ORANGE ROCK DEVELOPMENTS
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London, ON Canada

Figure No.
1.0

Title
**BLOCK 37
CONCEPTUAL SITE PLAN**

Recommended Zoning Map



Recommended Zoning

- **Lots 1 to 36,**— holding Residential R1 (h•h-65•h-100•R1-2) Zone to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 9 metres.
- **Apartment and Street Townhouse Block 37** – Holding Residential R6 Special Provision / Residential R8 Special Provision (Holding Residential (h*h-65*h-100*R6-5()/R8-4()) Zone to permit to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, and stacked townhouse dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; and such uses as apartment buildings, lodging house class 2 and stacked townhouses up to a maximum density of 75 units, together with a special provision for a maximum setback (up to 6m) along Oxford Street West and Gideon Drive to ensure the buildings are street-oriented.



Recommended Zoning Cont'd

- **Open Space Block 39** –(OS1) Zone to permit such uses as City and private parks with no or few structures.
- **Open Space** – (OS5) Zone to permit such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots



Recommendation

- The recommended draft plan of subdivision, Official Plan and zoning amendments are appropriate and consistent with the Provincial Policy Statement, and in keeping with the intent of The London Plan, 1989 Official Plan, and Riverbend Area Plan.
- Recommend Approval Authority issue draft approval of the draft plan of subdivision, as red-line revised, subject to conditions appended to staff report; and that Council approve the recommended Official Plan and zoning by-law amendments.