



# NOTICE OF PLANNING APPLICATION

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

### 3849 Campbell Street North



**File: 39T-23502 / Z-9614**

**Applicant: Colonel Talbot Developments Inc.**

#### What is Proposed?

Draft Plan of Subdivision and Zoning Amendment to allow:

- A residential subdivision consisting of one (1) medium density residential block. The development will be served by one (1) new public road (extension of Savoy Street).



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 22, 2024** to:

Michael Clark

[mclark@london.ca](mailto:mclark@london.ca)

519-661-CITY (2489) ext. 4586

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO BOX 5035 N6A 4L9

File: 39T-23502 / Z-9614

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

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

Councillor Anna Hopkins

[ahopkins@london.ca](mailto: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.**

Date of Notice: August 9, 2024

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) multi-family residential block and one (1) reserve block served by one (1) public road. The development is conceptually planned with one (1) cluster townhouse dwelling block with 207 units. Access to the medium density block is proposed to be provided from a cul-de-sac at the end of an extension to Savoy Street, and from the future extension of Hayward Drive.

## Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR4) Zone to a Residential R5/R6 (R5-4/R6-5) Zone for the west portion of Block 1, Residential R5/R6/R8/R9 (R5-4(\*)/R6-5(\*)/R8-4(\*)•D100•H32/R9-3(\*)•H32) Zone on the majority of Block 1. The proposed zoning regulations would also permit a total of approximately 375 dwelling units comprised of 350 apartment dwelling units, and 25 cluster townhouse units. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Requested Zoning (Please refer to attached map)

**Zone(s):** Residential R5 (R5-5) Zone

**Permitted Uses:** cluster townhouse dwellings and cluster stacked townhouse dwellings

**Residential Density:** maximum density of 40 units per hectare

**Height:** maximum height of 12m

**Zone(s):** Residential R6 (R6-5) Zone

**Permitted Uses:** single detached dwelling, semi-detached dwelling, Duplex dwelling, triplex dwelling, townhouse dwelling, stacked townhouse dwelling, apartment buildings, and fourplex dwelling

**Residential Density:** maximum density of 35 units per hectare

**Height:** maximum height of 12m

**Zone(s):** Residential R5 (R5-5(\*)) Zone

**Permitted Uses:** cluster townhouse dwellings and cluster stacked townhouse dwellings

**Residential Density:** maximum density of 60 units per hectare

**Height:** maximum height of 15m

**Zone(s):** Residential R6 (R6-5(\*)) Zone

**Permitted Uses:** single detached dwelling, semi-detached dwelling, Duplex dwelling, triplex dwelling, townhouse dwelling, stacked townhouse dwelling, apartment buildings, and fourplex dwelling

**Residential Density:** maximum density of 60 units per hectare

**Height:** maximum height of 15m

**Zone(s):** Residential R8 (R8-4(\*)/H32/D100) Zone

**Permitted Uses:** 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

**Residential Density:** maximum density of 100 units per hectare

**Height:** maximum height of 32 metres

**Zone(s):** Residential R9 (R9-3(\*)/H32/D100) Zone

**Permitted Uses:** apartment buildings, lodging house class 2; senior citizen apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities

**Residential Density:** maximum density of 100 units per hectare

**Height:** maximum height of 32 metres

The City may also consider applying holding provisions or special provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports, implementation of mitigation measures for development adjacent arterial roads, and compatibility with surrounding land uses.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of low to medium density residential uses as well as mixed-use and commercial uses at appropriate locations to meet the daily needs of neighbourhood residents. The subject lands are also located within the Southwest Area Secondary Plan and are designated as Low Density Residential and Medium Density Residential in the Bostwick Residential Neighbourhood. The Low Density Residential designation permits residential development up to 40 units per hectare and a maximum height of four storeys. The Medium Density Residential designation with frontage on Bostwick Road permits residential development up to 100 units per hectare and a maximum height of nine storeys.

## 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.

### See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### 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 Planning & Development 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 Draft Plan of Subdivision and Zoning By-Law Amendment 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. 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. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. 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, Planning & Development, 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, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [plandev@london.ca](mailto:plandev@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 Clerk of the Committee.

## **Right to Appeal to the Ontario Land 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, Planning & Development to the Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 zoning by-law amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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 Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

Please see the *Planning Act* for updated appeal requirements.

## **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 Bridgette Somers, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.



# Requested Draft Plan of Subdivision



Stantec  
683 771 Queens Avenue  
London, ON N6H 5R2  
Tel: 519 482 2927  
www.stantec.com

**Location Note**  
The contractor will verify and be responsible for all dimensions, elevations, and utility locations shown on this plan. The contractor is advised to verify all dimensions and utility locations before construction.

## DRAFT PLAN OF SUBDIVISION THE HEATHWOODS

LOT 23, 24, 25  
BLOCK 2  
MEDIUM DENSITY RESIDENTIAL  
CITY OF WINDSOR  
CORPORATION OF MICHIGAN

### INFORMATION REQUIRED UNDER SECTION 51(17) 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. AS SHOWN ON DRAFT AND KEY PLAN
- E. AS SHOWN ON DRAFT AND KEY PLAN
- F. AS SHOWN ON DRAFT AND KEY PLAN
- G. AS SHOWN ON DRAFT AND KEY PLAN
- H. AS SHOWN ON DRAFT AND KEY PLAN
- I. AS SHOWN ON DRAFT AND KEY PLAN
- J. AS SHOWN ON DRAFT AND KEY PLAN
- K. AS SHOWN ON DRAFT AND KEY PLAN
- L. AS SHOWN ON PLAN

SCHEDULE OF LAND USE	BLOCK 1	4.162 ha
MEDIUM DENSITY RESIDENTIAL	BLOCK 1	4.162 ha
0.3m RESERVE	BLOCK 2	0.008 ha
TOTAL		4.170 ha

### OWNER'S AUTHORIZATION

I, the undersigned, authorize the preparation and submission of this plan and the associated documents.

DATE: July 22, 2024

SIGNATURE: [Signature]

NAME: COLONEL TALBOT DEVELOPMENTS INC.

ADDRESS: [Address]

CITY: [City]

PROPOSED BOSTWICK RD REALIGNMENT PER BOSTWICK ESR (Mar 2019) PREFERRED OPTION C

DATE: July 22, 2024

SIGNATURE: [Signature]

NAME: STANTEC

ADDRESS: [Address]

CITY: [City]

PROPOSED BOSTWICK RD REALIGNMENT PER BOSTWICK ESR (Mar 2019) PREFERRED OPTION C

DATE: July 22, 2024

SIGNATURE: [Signature]

NAME: STANTEC

ADDRESS: [Address]

CITY: [City]

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CITY: [City]

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SIGNATURE: [Signature]

NAME: STANTEC

ADDRESS: [Address]

CITY: [City]

PROPOSED BOSTWICK RD REALIGNMENT PER BOSTWICK ESR (Mar 2019) PREFERRED OPTION C

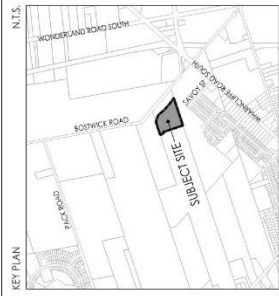
DATE: July 22, 2024

SIGNATURE: [Signature]

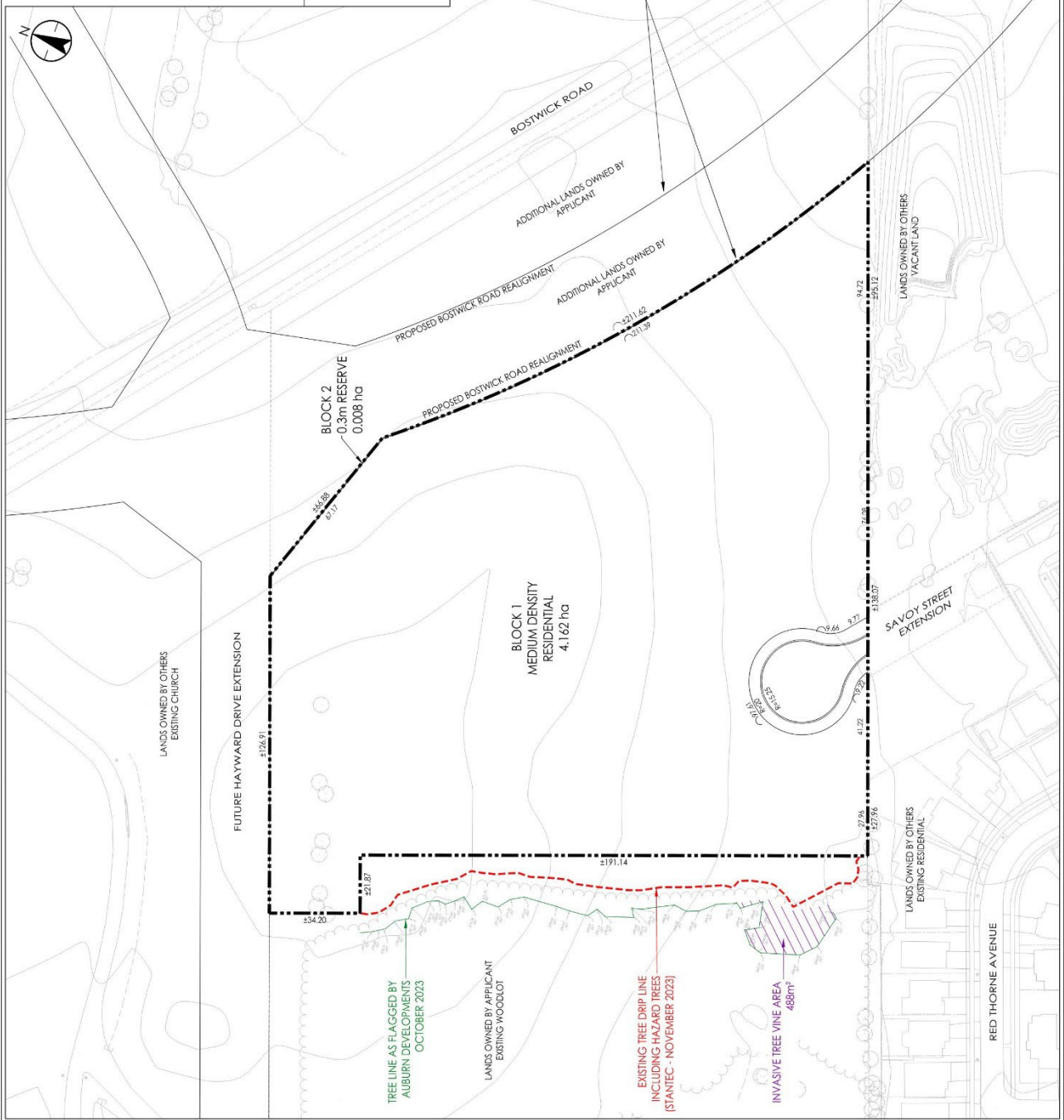
NAME: STANTEC

ADDRESS: [Address]

CITY: [City]



Subject to the conditions, if any, set forth in our letter of approval under Section 51 of the Planning Act this day of \_\_\_\_\_, 2024.



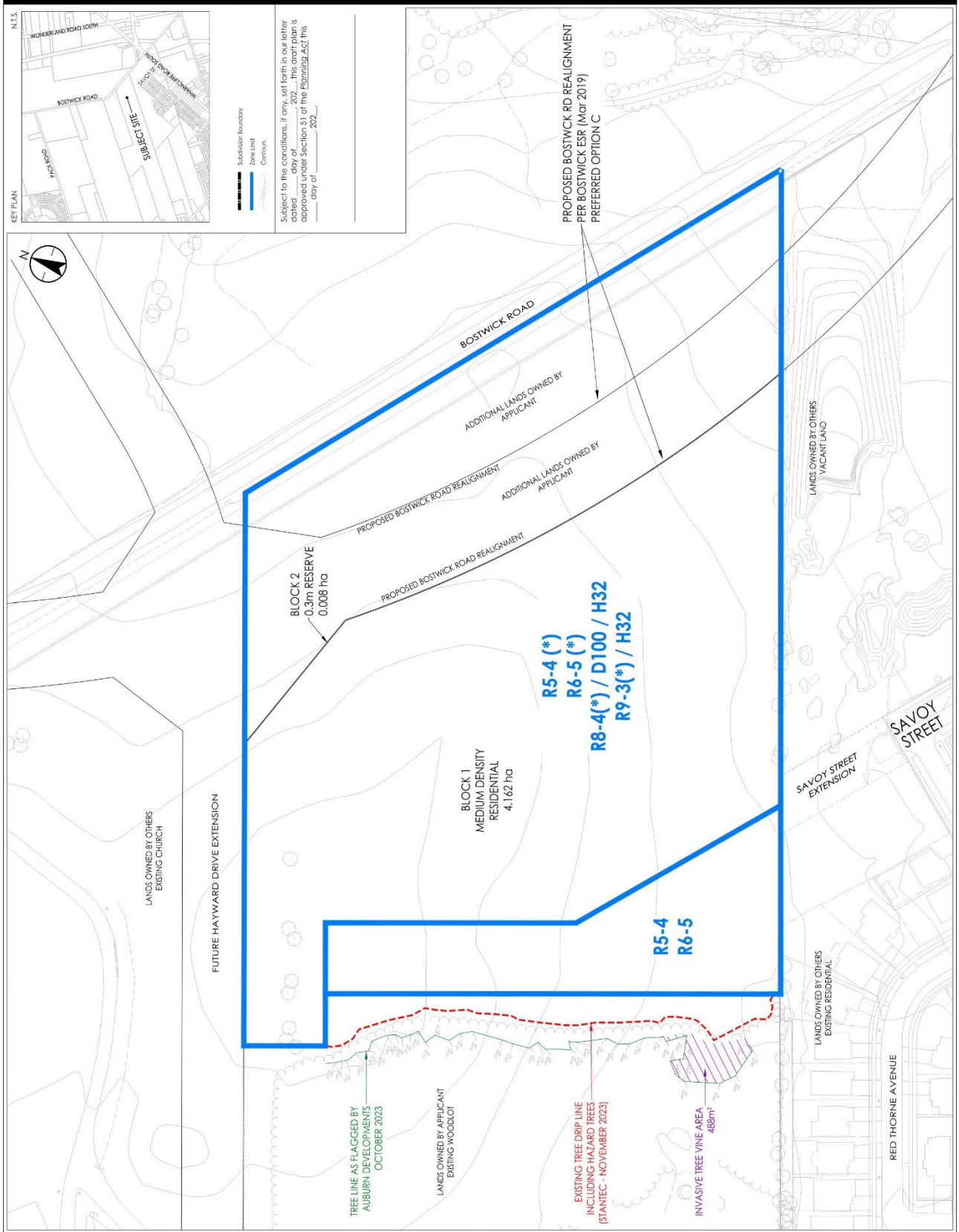
The above image represents the applicant's proposal as submitted and may change.

# Requested Zoning



Stantec  
600-171 Queens Avenue  
London, ON N6A 6K9  
Tel: 519-442-2027  
www.stantec.com

**Disclaimer Note**  
The Consultant shall not be responsible for all dimensions, locations or conditions not shown on this drawing.



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