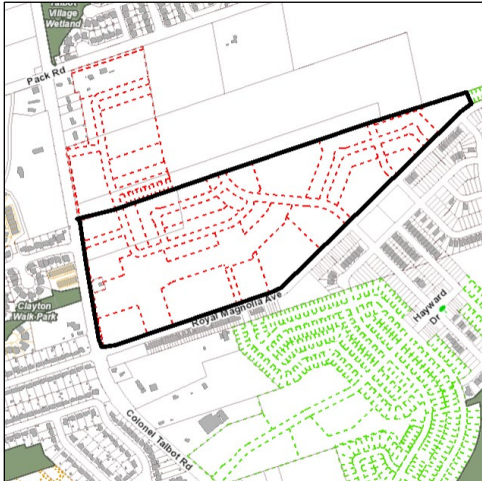




# NOTICE OF PLANNING APPLICATION

## Official Plan Amendment and Zoning By-law Amendment

### 3680-3700 Colonel Talbot Road



**File: OZ-25013**

**Applicant: MHBC Planning Ltd.**

#### What is Proposed?

Official Plan Amendment and Zoning amendment to allow:

- A residential subdivision consisting of single detached dwellings, cluster townhouses, street townhouses, low-rise apartments, mid to high-rise apartments, parkland, open space, and future development lands, served by an extension of Campbell Street North and six (6) public streets.

Further information regarding this application can be found at [london.ca/planapps](http://london.ca/planapps)

---

## LEARN MORE & PROVIDE INPUT

For consideration by Council, comments must be provided by **March 5, 2025**

For more information and/or to provide comments:

Larry Mottram

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

519-661-CITY (2489) ext. 4866

Planning & Development, Housing and Community Growth, City of London

London ON PO Box 5035 N6A 4L9

Archi Patel

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

519-661-CITY (2489) ext. 5069

Planning & Development, Housing and Community Growth, City of London

London ON PO Box 5035 N6A 4L9

File: OZ-25013

---

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

Councillor Anna Hopkins (Ward 9)

[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: February 4, 2025

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a revised Draft Plan of Subdivision consisting of seven (7) low density residential blocks with an estimated yield of 173 single detached dwelling units; one (1) street townhouse block with an estimated yield of 15 dwelling units; five (5) cluster townhouse blocks with an estimated yield of 492 dwelling units; three (3) apartment building blocks with an estimated yield of 288 units; one (1) residential/commercial mixed-use block with an estimated yield of 220 units; one (1) park block; three (3) open space blocks; three (3) walkway blocks; four (4) stormwater management (SWM) blocks; one (1) sanitary sewer easement block; five (5) 0.3 metre reserve blocks; served by the extensions of Campbell Street North and Big Leaf Trail, and four (4) new streets (Streets N, O, P & Q).

## Requested Amendment to The London Plan (New Official Plan)

Consideration of possible amendments to The London Plan to refine the Green Space Place Type to include those lands within the Neighbourhoods Place Type that are to form part of the natural corridor, SWM facilities, walkways and parkland. Additionally, revisions to Maps 5 and 6 may be required to reflect findings of the Environmental Impact Study (EIS). Consideration of possible amendments to the Southwest Area Secondary Plan (SWAP) to redesignate portions of the subject lands Low Density Residential, Medium Density Residential, Neighborhood Central Activity Node (overlay), Open Space and Environmental Review to align with the proposed Draft Plan of Subdivision.

## Requested Zoning By-law Amendment

To change the zoning of 3680–3700 Colonel Talbot Road from an Urban Reserve (UR4) Zone, a Neighbourhood Facility NF Zone, and an Open Space (OS4) Zone to the following zones:

The London Plan and the Zoning By-law are available for review at [london.ca](http://london.ca).

## Requested Zoning (Please refer to attached map)

### Blocks 1 to 7

A Residential R1 Special Provision (R1-3(\_)) Zone to permit single detached dwellings on lots with a minimum lot area of 300 m<sup>2</sup> and minimum lot frontage of 10.0 m; together with a special provision for a minimum 1.2 m interior side yard setback, 45% maximum lot coverage, minimum front yard setback of 3.0 m to main dwelling and 6.0 m to garage. Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, whichever is closer to the front lot line, and shall not occupy more than 50% of lot frontage.

### Blocks 1 to 7 and Block 9

A Residential R2 Special Provision (R2-1(\_)) Zone to permit such uses as single detached, semi-detached and duplex dwellings; together with a special provision for a minimum 1.2 m interior side yard setback, 45% maximum lot coverage, minimum front yard setback of 3.0 m to main dwelling and 6.0 m to garage. Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, whichever is closer to the front lot line, and shall not occupy more than 50% of lot frontage. The requested special provision would also permit one unit of a semi-detached dwelling to have a minimum lot frontage of 7.0 metres and minimum lot area of 210 m<sup>2</sup>.

### Block 9

A Residential R4 Special Provision (R4-6(\_)) Zone to permit street townhouse dwellings; together with a special provision for a minimum lot frontage of 7.0 m per unit, a maximum driveway width of 3.5 m per unit, as well as the minimum front yard setback, interior side yard setback, and garage-related regulations of the proposed R1-3(\_)) Zone.

### Blocks 12 to 15, 17 to 20 and 22

A Residential R6 Special Provision (R6-5(\_)) Zone to permit cluster housing in the form of single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, townhouses, stacked townhouses, and apartments. A special provision R6-5(\_)) zone variation is proposed for Blocks 12 to 15 and Block 17 to permit a maximum density of 75 units/ha and a maximum building height of four (4) storeys. A second special provision R6-5(\*) zone variation is proposed for Blocks 18, 19 and 22 to permit a maximum building height of nine (9) storeys and a maximum density of 120 units/ha. A third special provision R6-5(\*\*) zone variation is proposed for Block 20 to permit a maximum building height of six (6) storeys and a maximum density of 120 units/ha. Additionally, all R6-5 Zone variations would include special provisions permitting the minimum front yard and exterior side yard setbacks and garage-related regulations of the proposed R1-3(\_)) Zone.

### **Blocks 12 to 15, 17 to 20 and 22**

A Residential R8 Special Provision (R8-4(\_)) Zone to permit such uses as low rise apartment buildings, stacked townhouses, and senior citizen apartment buildings. A special provision R8-4(\_) zone variation is proposed for Blocks 12 to 15 and Block 17 to permit a maximum building height of six (6) storeys and a maximum density of 75 units/ha. A second special provision R8-4(\*) zone variation is proposed for Blocks 18 to 20 and Block 22 to permit a maximum building height of six (6) storeys and a maximum density of 120 units/ha. Both R8-4(\_) and R8-4(\*) Zone variations would include the minimum front and exterior side yard, interior side yard, and garage-related regulations of the proposed R1-3(\_) Zone.

### **Blocks 18, 19 and 22**

A Residential R9 Special Provision (R9-3(\_)\*H32\*D120)) Zone to permit apartment buildings; together with a special provision for a maximum building height of 32 m or nine (9) storeys, a maximum density of 120 units/ha, and minimum front yard and exterior side yard setback of 1.0 m.

### **Blocks 20 and 22**

A Convenience Commercial Special Provision (CC6(\_)) Zone to permit a range of uses such as convenience stores, food stores, pharmacies, and restaurants (eat-in or take-out) all without drive-through facilities; medical/dental offices; and dwelling units, together with any other permitted uses. A special provision is proposed to permit single use buildings, restrict dwelling units to the second floor and above, and apply the regulations of the R8-4(\*) zone if dwelling units are included in the building.

### **Blocks 23 & 76**

Open Space (OS1) Zone to permit such uses as conservation lands, conservation works, golf courses, public and private parks, and recreational buildings associated with conservation lands and public parks.

### **Blocks 69 to 75**

Open Space (OS4) Zone to permit such uses as conservation lands, conservation works, golf courses without structures, public and private parks without structures, and sports fields without structures.

### **Blocks 24 to 26**

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 woodlands.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions.

These lands are the subject of an Application for Approval of Draft Plan of Subdivision - File No: 39T-24501.

### **Notification of Council Decision**

If you wish to be notified of the decision of the City of London on the proposed Official Plan 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](mailto:docservices@london.ca).

### **Right to Appeal to the Ontario Land Tribunal\***

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 proposed 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 proposed 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 add the person or public body as a party.

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



# Requested Draft Plan of Subdivision



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

# Requested Draft Plan of Subdivision – Simplified Plan

