



PLANNING AND DESIGN REPORT

PREPARED FOR:

**Official Plan Amendment and
Zoning By-law Amendment
W3 Lambeth Farms Inc.**
3680 and 3700 Colonel Talbot
Road, 3645 Bostwick Road
File no. 1094'U'

July 2026

Your Vision

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1.0 Introduction

1.1 Overview

MHBC has been retained by W3 Lambeth Farms Inc. c/o York Developments (the 'Applicant') to assist with Official Plan Amendment ('OPA') and Zoning By-law Amendment ('ZBA') applications respecting lands formerly addressed as 3680 and 3700 Colonel Talbot Road and 3645 Bostwick Road, London. (the 'subject lands' or the 'Site'). Collectively, the subject lands are located in the City's Southwest Planning Area, situated generally mid-block between Pack Road and the planned Hayward Drive extension and bounded by Bostwick Road to the east and Colonel Talbot Road to the west.

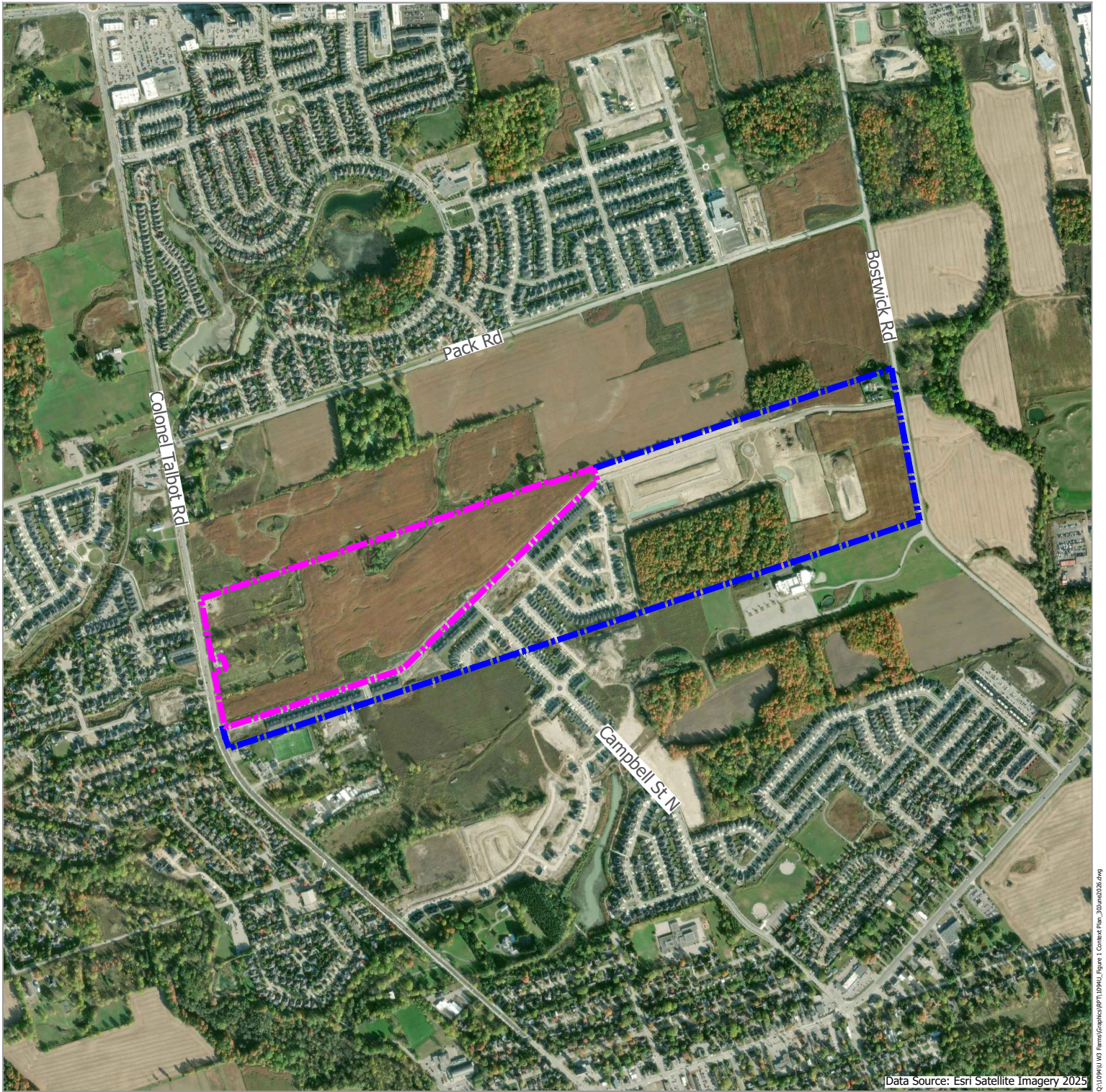
The subject lands are comprised of two approved Draft Plans of Subdivision as summarized below and presented in **Appendix A** of this Report:

- **Magnolia Fields.** The southeastern portion of the Site is developing as the 'Magnolia Fields' subdivision (City of London File: 39T-17503). In its entirety, Magnolia Fields measures 52.3 ha and is progressing under three project phases, with the first two phases registered (33M-821 and 33M-855, respectively). The approved draft plan yields over 1,000 units based on the proposed mixed of housing types and assumed residential densities (all measurements herein are approximations); and
- **Sunset Creek.** The second component of the Site is the 'Sunset Creek' subdivision, which encompasses the northwestern portion of the subject lands (City File: 39T-24501). The subdivision measures 31.0 ha in area, with the approved Draft Plan yielding over 1,100 units based on the proposed housing mix and assumed residential densities. The Draft Plan of Subdivision ('Draft Plan') for Sunset Creek was approved by the City of London Approval Authority on December 23, 2025.

The two subdivision developments are situated within the City's Urban Growth Boundary, with Sunset Creek located entirely within the North Lambeth Residential Neighbourhood of the City's Southwest Planning Area. Magnolia Fields is located partially within the North Lambeth Residential Neighbourhood and partially within the Bostwick Residential Neighbourhood. Both subdivisions are also situated within the City's Talbot planning district.

Figure 1 of this Report illustrates the local site context, which includes several established and developing subdivisions.

Following a detailed analysis of the development pattern associated with the approved Draft Plans, the Applicant is proposing to refine the land use permissions for certain blocks within Magnolia Fields and Sunset Creek. As set out in Section 3.0 of this Report, several refinements to the block layouts are planned which reduce the overall intensity of the subdivision developments by transitioning medium density residential blocks to low density residential blocks. The intent of these revisions is to better align land use permissions with current development trends and housing market demand.



Data Source: Esri Satellite Imagery 2025

Figure 1 - Context Plan

-  Sunset Creek Subdivision
-  Magnolia Fields Subdivision



The planning merits of this ZBA application are evaluated in detail within this Report and are summarized below:

- The proposal helps facilitate development of vacant lands within approved Draft Plans of Subdivision that would broaden low density housing choice in the Bostwick and North Lambeth Residential Neighbourhoods. The planned development would also be adequately serviced by municipal infrastructure and would be accessible by way of the City's road, multi-use pathway and sidewalk networks;
- The low-rise housing permissions associated within the proposed amendments would align with the Low Density Residential designation applied to portions of the subject lands pursuant to the City's Southwest Area Secondary Plan ('SWASP');
- The residential intensity associated with the planned amendments is compatible with, and complementary to, existing and planned development within both the Site and the surrounding development context. Further, given the increased intensity of subdivisions in the immediate area discussed in Section 3.0 of this Report, the proposal helps to ensure a full range and mix of housing is available to respond to market demand and to contribute to a complete community proximate to the subject lands;
- The proposed modifications to the commercial permissions applied to the Site would support a consolidated, multiple-unit commercial development that is positioned at a prominent intersection and community entryway. The intent to these modifications is to facilitate a development block with sufficient lot area and floor space permissions to support a neighbourhood-oriented commercial plaza; and
- In our opinion, this proposal is consistent with the Provincial Planning Statement (2024) and has regard for the policies of the City's Official Plan and SWASP. The proposed zoning structure would also implement the intended design modifications to the subdivisions.

In light of these considerations, it is our opinion that this proposal is appropriate for the subject lands, compatible with the local development context and should not generate significant land use conflicts with adjacent properties.

1.2 Report Framework

This Planning and Design Report has been prepared for submission to the City of London in support of the aforementioned ZBA application and includes the following primary components:

- An introduction and general description of the subject lands, surrounding uses and existing conditions, to provide an understanding of the locational context;
- A review of the planning permissions applicable to the subject lands; and
- An assessment of the proposal relative to: the policy framework of the Provincial Planning Statement, The London Plan and the SWASP, as well as the development regulations of the City's Zoning By-law.

The following documents were primary references reviewed in the preparation of this Report:

- Provincial Planning Statement;
- City of London Official Plan (The London Plan);
- City of London Southwest Area Secondary Plan; and
- City of London Zoning By-law No. Z.-1.

1.3 Planning Applications

Given the scope of the intended modifications to Magnolia Fields and Sunset Creek, OPA applications to The London Plan and the SWASP is required, as well as a ZBA application. The City has initiated OPA and ZBA applications to consolidate SWASP policies into The London Plan, and to concurrently repeal the Secondary Plan (City File: OZ-25029). These amendments were endorsed by the City's Planning and Environment Committee on July 14, 2026 and approved by City Council on July 21, 2026 subject to the statutory appeal period. As these amendments are not in force and effect, for the purposes of this application, amendments to the SWASP are being advanced relating to the proposed residential designations. Notably, as set out in this Report, portions of the Site designated Medium Density Residential under the SWASP are being proposed for the Low Density Residential designation. Following full approval of OZ-25029, these amendments would not be required.

2.0 Site Location & Surrounding Land Uses

2.1 Site Description

The subject lands are situated entirely within the City of London Urban Growth Boundary and form part of the City's Talbot planning district. Further, Sunset Creek is located entirely within the North Lambeth Residential Neighbourhood of the City's Southwest Planning Area, with Magnolia Fields located partially within the North Lambeth Residential Neighbourhood and partially within the Bostwick Residential Neighbourhood. Collectively, the two subdivisions measure 83.3 ha in area, and have 425 m of frontage on Bostwick Road and 367 m of frontage on Colonel Talbot Road.

The Site forms part of a developing, suburban residential community, with a variety of residential subdivisions advancing or planned proximate to the subject lands. Further, there are a variety of non-residential uses located in the vicinity of the Site, including the Wonderland Road South commercial corridor to the east, commercial/industrial uses fronting Wharncliffe Road South to the south, the StarTech.com Community Centre (501 Southdale Road West) to the northeast and the Forest City Community Church (3725 Bostwick Road) to the south. London Transit bus service is currently provided along Southdale Road West north of the Site, Wharncliffe Road South to the south of the Site, and Wonderland Road South to the east of the Site.

2.2 Surrounding Land Uses

A predominately residential community is advancing on the Site designed to accommodate a diverse range of housing forms, while also integrating complementary commercial uses, community activities, parks and open space.

Table 1.0 summarizes the mix of uses in the immediate vicinity of the subject lands.

Table 1.0 – Surrounding Land Uses

Relative Location	Existing Land Uses
TO THE NORTH:	Future residential development (multiple subdivisions) including medium and high density residential blocks, open space corridor, vegetation patches.
TO THE EAST:	Bostwick Road corridor, future residential development including planned medium and high density residential blocks, open space.
TO THE SOUTH:	Existing and planned residential development lands, light industrial operations, place of worship, open space.
TO THE WEST:	Colonel Talbot Road corridor, low density residential development, parkland, open space.

3.0 Description of Proposal

The Applicant is seeking to amend the Official Plan and Zoning By-law permissions applying to the subject lands to facilitate additional low density residential development within the Site. The associated OPA and ZBA applications are intended to amend the applicable permissions for several development blocks in Magnolia Fields and Sunset Creek to support low-rise housing forms. Further, a number of proposed modifications would require 'redline' revisions to the approved Draft Plans. The associated application to request these revisions would be advanced following approval of the OPA and ZBA applications.

Appendix B illustrates the proposed areas of refinement to the combined Draft Plans based on a conceptual redline lotting plan. These refinements are generally summarized in the following discussion, predominately in relation to the SWASP designations, with greater detail on the proposed amendments to City of London Zoning By-law No. Z.-1 ('Zoning By-law') provided within Section 5.2 of this Report. Collectively, these revisions are referred to herein as the 'proposed modifications'. For this summary, it is important to note that the proposed modifications reference the approved Draft Plan blocks rather than the lotting set out in the redlined plan.

Summary of Proposed Refinements

- **Area 1_Blocks 18 and 19 (Sunset Creek).** Blocks 18 and 19 are designated Medium Density Residential ('MDR') under the SWASP, which permits intensive housing forms including mid- and high-rise apartment buildings. As a component of the proposed Draft Plan redlining, Street 'N' would be removed and a low density block would be introduced along the Street 'O' frontage. This new block is intended to support an appropriate density transition between the intensive development planned along the Colonel Talbot Road frontage and lower density forms planned internal to the development (east of Street 'O'). Also, the existing 15 m wide sanitary servicing easement situated within the Street 'N' corridor would be retained in the design for Area 1 (illustrated on the conceptual redline plan).
- **Area 2_Block 20 (Sunset Creek).** Block 20 is designated MDR under the SWASP, and pursuant to Section 10.1 ii) of this Secondary Plan, within the North Lambeth Residential Neighbourhood, "... a limited range of convenience and personal service commercial uses, small-scale eat-in restaurants, civic institutional uses, such as parks, schools and places of worship, and live-work uses may be permitted". In this respect, the zoning structure for Block 20 currently includes mixed-use permissions supporting limited commercial uses under the 'Convenience Commercial Special Provision (CC6(14))' Zone. This zoning permits service/retail commercial uses to a maximum gross floor area ('GFA') of 1,000 m² as part of a residential development or as a stand-alone format, with no drive-through permissions.

Given its physical characteristics and prominent entryway location adjacent to the intersection of Colonel Talbot Road and Royal Magnolia Avenue, it is proposed that a more substantive commercial layout be advanced for Block 20, encompassing a maximum GFA of 2,500 m². As discussed in Section 4.2.9.4 of this Report, a Specific Area permission to the Neighbourhoods place type would be required under The London Plan to permit the requested commercial space.

- **Area 3_Block 23 (Magnolia Fields, Phase 1).** Block 23 was originally intended for a mix of commercial and residential uses, under the SWASP's MDR designation. To encourage this design objective, the CC6(14) Zone is applied to this block in addition to the 'Residential R8 Special Provision (R8-4(49))' Zone. Given the intent to increase the commercial floor area permitted in Block 20 (Sunset Creek), it is proposed that the zoning for this block be amended to permit low-rise residential forms without commercial permissions.

In effect, the 1,000 m² of commercial GFA currently permitted within Block 23 would be transferred to Block 20 to facilitate a more cohesive, neighbourhood-oriented commercial plaza at that location.

- **Area 4_Blocks 13, 14, 15, 22 and 33 (Sunset Creek).** Pursuant to the SWASP, this large, contiguous development area is predominately designated MDR, with the park block (Block 22) designated Open Space and Environmental Review. As part of the proposed redlined Draft Plan, the park block would be repositioned adjacent to the stormwater management block (Block 30). The relocation of Block 22 is not anticipated to adversely impact on the functionality of the planned park or its relationship with the planned open space corridor and pathway system.

Additionally, the developable portion of Area 4 would be redesignated from MDR to Low Density Residential ('LDR') on Schedule 4. The central core of this development area is to be accessed by a new Neighbourhood Street that would form the extension of Street 'Q' across Campbell Street North.

- **Area 5_Blocks 42 and 43 (Magnolia Fields, Phase 1).** Blocks 42 and 43 are proposed to be redesignated from MDR to LDR pursuant to the SWASP to permit these lands to be developed for low-rise residential forms. Currently, these lands are zoned to allow for mixed-use, mid-rise development with commercial permissions requiring a minimum of 200 m² of ground floor commercial space. Under this proposal, commercial GFA opportunities for these lands would also be accommodated under Block 20.
- **Area 6_Block 37 (Magnolia Fields, Phase 3).** Block 37 is also proposed to be redesignated from MDR to LDR pursuant to the SWASP. The planned development serviced by way of a new local street (Street 'I'), which is to extend southerly from Royal Magnolia Avenue through Block 53 (former elementary school block). It is important to note that the Applicant has confirmed that Block 37 is no longer required for school purposes.
- **Area 7_Block 41 (Magnolia Fields, Phase 3).** Likewise, Block 41 is proposed to be redesignated from MDR to LDR and accessed via Street 'I', which would loop northerly through this block to connect to Royal Magnolia Avenue immediately west of Bostwick Road.

- **Area 8_Block 40 (Magnolia Fields, Phase 3).** Block 40 is also proposed to be redesignated from MDR to LDR and accessed via Street 'I'. Further, the proposed development layout would include back-to-back (semi-detached) dwellings that would be street-oriented with driveway entrances from Street 'I'.
- **Area 9_Block 39 (Magnolia Fields, Phase 3).** To broaden housing choice within Block 39, it is proposed that cluster housing permissions be added to the compound zone structure applied to these lands. Specifically, a 'Residential R6 Special Provision (R6-5(_))' Zone is being considered for this block to permit cluster housing arrangements up to a residential density of 120 units/ha. Similar zoning is applied to other MDR blocks within Magnolia Fields and Sunset Creek.
- **Main Building Setback (Royal Magnolia Avenue).** In light of design complications identified for low-rise forms planned along the Royal Magnolia Avenue corridor, it is proposed that the maximum 6.0 m main building setback from this corridor be removed from the R1-3(23), R2-1(17), R2-3(5), R4-6(12) and R8-4(50) Zones. In combination with approved lot and block dimensions, existing zoning regulations will ensure that (1) low-rise dwellings along the corridor are positioned proximate to the streetscape and (2) garages will not project beyond the front façade of dwellings or porches.

Section 5.2 of this Report sets out the proposed zoning structure for the identified revision areas. In effect, the proposed zoning is intended to support residential forms that are compatible with the local development context (existing and planned) while also consolidating the commercial permissions applicable to the Site largely within Block 20 (Sunset Creek). Additionally, the planned modifications would reduce the overall intensity of the Draft Plans as several medium density blocks would be transitioned to low density residential blocks.

It is important to note that certain residential subdivisions proximate to the subject lands are being developed for a greater intensity than anticipated when Magnolia Fields and Sunset Creek were first advanced. In particular, north of the site, residential subdivisions approved for 6309 Pack Road (City File: 39T-25502) and 3563 Bostwick Road (City File: 39T-24502) include permissions for 16 storey towers along the Bostwick Road and Pack Road frontages. Further, pursuant to the development proposal for 3080 and 3514 Bostwick Road (City File: 39T-25507), several additional mid- and high-rise blocks are planned in the vicinity of the Bostwick Road/Bradley Avenue intersection.

In light of the reduced intensity of the development plan, it is anticipated that the servicing demands for the revised blocks would have a similar, if not reduced, impact on water and wastewater demands relative to the accepted servicing strategies for Magnolia Fields and Sunset Creek. A detailed servicing review addressing the reduced project intensity would be carried out as part of the design studies phase of project planning.

Transportation Considerations

BT Engineering ('BTE') prepared a Technical Memorandum, dated July 18, 2026, evaluating potential transportation impacts associated with the proposed modifications. The traffic review was carried out with consideration for the accepted Transportation Impact Assessments completed for Magnolia Fields and Sunset Creek. The following key findings were noted in the BTE memorandum:

- The Transportation Impact Assessments were based on an assumed development yield of 2,369 dwelling units for Magnolia Fields and Sunset Creek (combined);
- The revisions to the combined plans of subdivision would reduce the assumed number of dwelling units within the total development to 1,758; a net decrease of 611 dwelling units; and
- As a worst-case scenario, it was assumed that the 2,500 m² of commercial development planned for Block 20 (Sunset Creek) would attract only 40% passer-by traffic and that 10% of the commercial trips would be internal to the subdivisions.

As set out in the Conclusions sections of the memorandum, BTE states the following confirming that the accepted traffic studies for Magnolia Fields and Sunset Creek adequately address traffic-related impacts associated with the proposed modifications:

“The revised analysis reflected a worst-case scenario and projected 64 fewer vehicle trips during the AM peak hour period, a reduction of 5% and during the PM peak period the new site generated traffic would remain virtually unchanged with a projected increase of only 2 vehicle trips. The proposed changes in land use have required some minor revisions to the layout of the network of local streets to accommodate vehicle circulation and emergency vehicle access within the subdivision and will not impact the planned development access. **With virtually no change in the traffic volumes which would be generated by the planned subdivisions, no further analysis of the previously approved Transportation Impact Assessments should be needed.**” (emphasis added)

The BTE Technical Memorandum is included as part of the planning application submission.

4.0 Planning Analysis

The proposed Official Plan and Zoning By-law Amendments must be assessed in terms of applicable policies prescribed by the Province of Ontario and the City of London. The following discussion outlines how the proposal addresses relevant policies of the Provincial Planning Statement, the City of London Official Plan (The London Plan) and the City of London Southwest Area Secondary Plan.

4.1 Provincial Planning Statement

4.1.1 Framework and Vision

The Provincial Planning Statement, 2024 was issued under Section 3 of the Planning Act and came into effect October 20, 2024. The PPS provides overall policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land province wide. Generally, Chapter 1 of the PPS details that this policy instrument provides a vision for land use planning in Ontario that: prioritizes growth in urban and rural settlements; prioritizes compact and transit-supportive design, where locally appropriate; prioritizes the supply and mix of housing options; and optimizes investments in infrastructure and public service facilities to support convenient access to housing, quality employment, services and recreation.

With respect to housing policy, the vision set out in Chapter 1 of The PPS states that, “Every community will build homes that respond to changing market needs and local demand” and, “Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come”.

The role of the PPS is also defined in Chapter 1:

“The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide ...”

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

The proposal has been evaluated with consideration for the policy direction and provisions of the PPS. Based on this analysis, it is our opinion that specific policies in Chapter 2 (Building Homes, Sustaining Strong and Competitive Communities) address core land use planning considerations relating to this proposal. Given the character and intended location of the requested additional uses, in our opinion, the following policies contained within Section 2.1 (Planning for People and Homes), Section 2.2 (Housing), and Section 2.3 (Settlement Areas and Settlement Area Boundary Expansions) have applicability to the proposed ZBA application.

Policy Review

Policy 2.1.6 requires that planning authorities support the achievement of complete communities by:

"a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal access*, employment, *public service facilities* and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;"

Policy 2.2.1 directs that an appropriate range and mix of housing options and densities be provided to meet projected needs of current and future residents of the regional market area by:

"b) permitting and facilitating:

1. all *housing options* required to meet the social, health, economic and well being requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
2. all types of residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas, and *redevelopment*, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*;"

Policy 2.3.1 directs that settlement areas are to be the focus of growth and development. Policy 2.3.1.2 further prescribes that land use patterns within settlement areas are to be based on a density and mix of uses that achieve several objectives, including:

"a) efficiently use land and resources;

b) optimize existing and planned *infrastructure* and *public service facilities*;

c) support *active transportation*;"

Additional direction regarding growth and development is provided in Policy 2.3.1.3, which requires planning authorities to support general intensification and redevelopment to encouraging complete communities. This is to include planning for a range and mix of housing options, and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Policy Analysis

With respect to Policy 2.1.6 a), the proposal supports an efficient land use pattern for the Site that encourages the provision of additional low density residential forms and the consolidation of commercial space at a strategic location. In this respect, the proposed revisions are intended to promote an approximate mix of land uses within the Site while also progressing the development of a complete community proximate to these lands.

Additionally, in our opinion, the application satisfies the other referenced policies of Chapter 2 given these considerations:

- The subject lands are located in the vicinity of lands developed for, or planned for, a diverse mix of residential forms, regional-servicing shopping areas, employment activities and public

open space. In our opinion, a complementary mix of uses, including an appropriate range of low density housing options, are proposed for the Site (Policy 2.2.1);

- The mix of residential types planned for the subject lands would help the City accommodate its forecasted population growth and achieve its projected housing requirements, as set out in The London Plan and related policy documents (Policy 2.2.1). Further, the range of housing types proposed are intended to help respond to local market demand;
- Notwithstanding that low density residential development is proposed in conjunction with this proposal, the requested zoning structure set out in Section 5.2 of this Report encourages a compact land use pattern and promotes the efficient use of existing infrastructure, public services and transportation systems (Policies 2.2.1 and 2.3.1);
- It is anticipated that existing and planned transportation networks and public service facilities provided in the local community would accommodate the needs of future residents, employees and patrons of this development (Policy 2.2.1). In this respect, the introduction of Street 'I', the extension of Street 'Q' and the removal of Street 'N' are modifications proposed to support the intended lot pattern, an efficient local road network and pedestrian connectivity; and
- Collectively, the mix of uses within the Site accommodate an intensity that supports efficient development and transit services. Further, the overall subdivision layout within the Site encourages active transportation through the provision of multi-use trails and sidewalks (Policies 2.2.1 and 2.3.1).

4.1.2 Summary

In light of these considerations respecting key policies of Chapter 2, as well as our broader evaluation of this proposal relative to the policies of the 2024 PPS, it is our opinion that the proposed modifications are consistent with this policy document.

4.2 City of London Official Plan (The London Plan)

4.2.1 Framework

The City of London Council adopted a new Official Plan on June 23, 2016, and the Ministry of Municipal Affairs issued its approval of The London Plan, with modifications, on December 30, 2016. Several policies and schedules of this Official Plan applicable to the Site were appealed and were subject to adjudication by the Ontario Land Tribunal and its predecessors (Case No. OLT-22-002286). The Tribunal, in its Decision issued May 25, 2022, resolved the final phase of the general policy appeals and ordered The London Plan to be fully in-force (excluding outstanding site-specific appeals).

4.2.2 Place Type and Street Classification

Figure 2 of this Report illustrates that Magnolia Fields and Sunset Creek are predominately located within the Neighbourhoods place type pursuant to Map 1 (Place Types) of The London Plan. With the

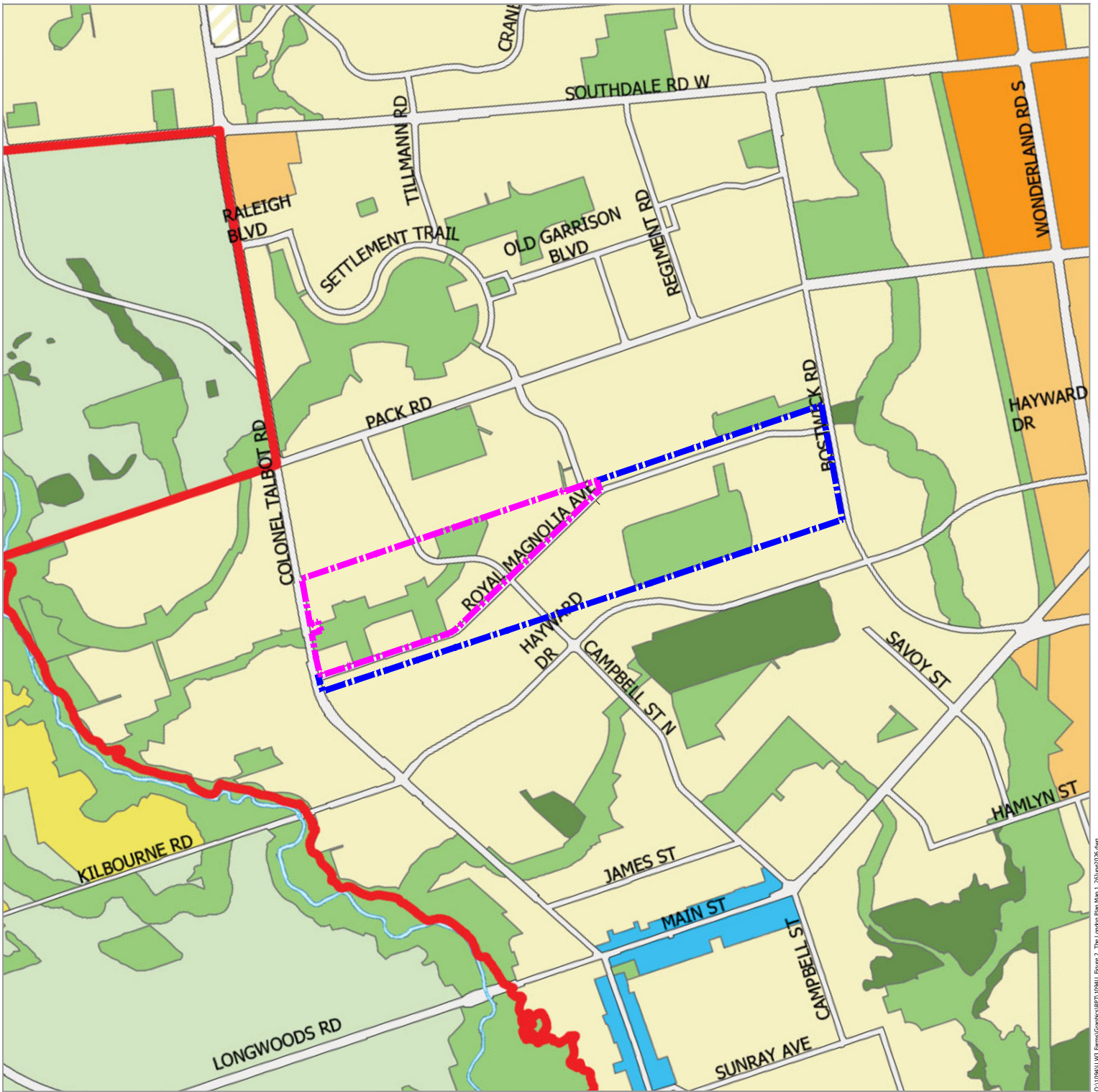


Figure 2 - City of London Official Plan: Map 1 - Place Types



exception of the Green Space place type applied to the Sunset Creek park (Block 22), all lands subject to the OPA and ZBA applications are designated Neighborhoods.

With respect to street classifications, Map 3 of The London Plan categorizes the adjacent sections of Colonel Talbot Road and Bostwick Road as Civic Boulevards. Further, Royal Magnolia Avenue and Campbell Street are identified as Neighbourhood Connectors, with all other internal roads applicable to this proposal being categorized as a Neighbourhood Streets.

4.2.3 Policy Overview

Considering this land use framework and the scope of the proposal, it is our opinion that the Our Strategy, Our City, City Building, Place Type, Secondary Plans and Our Tools parts of The London Plan contain policies relevant to the application.

The following discussion (1) summarizes, in our opinion, the core policies of The London Plan respecting this proposal and (2) evaluates the merits of this project relative to this policy framework.

4.2.4 Our Strategy

The Our Strategy part of The London Plan contains a series of policies that address the core values, vision and key directions of the Plan to help guide planning and city building activities. The core values of this Official Plan are set out in Policy 52 and include a number of themes relating to development proposals (e.g., be collaborative, be inclusive, think sustainable). Further, Policy 53 defines the vision for The London Plan to provide a focus for planning decisions: "London 2035: Exciting, Exceptional, Connected".

Policies 54 to 63 define eight key directions to help achieve this broad vision and to guide planning development to the year 2035 (being The London Plan's 20-year planning horizon). In our opinion, the following key directions and associated planning strategies have particular relevance to this proposal:

"55_Direction #1 Plan strategically for a prosperous city

11. Plan for cost-efficient growth patterns that use our financial resources wisely.

59_ Direction #5 Build a mixed-use compact city

5. Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place.

61_ Direction #7 Build strong, healthy and attractive neighbourhoods for everyone

1. Plan for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments, and supply well distributed health services.
2. Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services.

3. Implement “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character.

62_ Direction #8 Make wise planning decisions

1. Ensure that all planning decisions and municipal projects conform with The London Plan and are consistent with the Provincial Policy Statement.
2. Plan for sustainability – balance economic, environmental, and social considerations in all planning decisions.
6. Plan for an affordable, sustainable system of infrastructure that will support the implementation of this Plan.
8. Avoid current and future land use conflicts – mitigate conflicts where they cannot be avoided.
9. Ensure new development is a good fit within the context of an existing neighbourhood.”

It is our opinion that intent of the proposed modifications supports key directions set out in the referenced policies, as this application:

- Proposes an appropriate residential land use pattern for these lands, recognizing the local development context (existing and planned) and the increased intensity planned for nearby residential subdivisions;
- Supports the efficient use of planned servicing infrastructure, transportation, parkland and active transportation networks within, and proximate to the Site;
- Assists in the development of a complete community in the vicinity of the subject lands by introducing additional low density housing forms and consolidating commercial space at a strategic location;
- Encourages housing types that would function cohesively with existing and planned residential uses within the Site, while also broadening housing choice in the community;
- Utilizes lands well-suited for the intended uses which would benefit from excellent accessibility to the arterial road network and are located in proximity to regional shopping areas, employment opportunities, community facilities and parkland; and
- Promotes the use of the designated residential lands in a manner that: is in keeping with Provincial and City planning policies; is compatible with the local development context; promotes a connected community; and should not generate adverse land use impacts.

4.2.5 Our City

The Our City part of The London Plan contains policies and schedules relating to the City Structure Plan that have particular relevance to this project.

Policy 69 of this Official Plan states that the City Structure Plan establishes a framework for London’s growth for the 20-year planning horizon and informs other policies of the Plan. Policy 70 of this

Official Plan further prescribes that, “All of the planning we do will be in conformity with the City Structure Plan ... Planning and development applications will only be approved if they conform with the City Structure Plan.”

Policy 69 also identifies that the City Structure Plan is set out in five associated frameworks: growth, green, mobility, economic, and community. Policies 71 to 146 provide direction relating to each of these frameworks. Within this policy structure, it is identified that the subject lands are located within the City’s Urban Growth Boundary pursuant to Figure 1 of the Growth Framework.

The Our City part provides Community Framework policies pertaining to neighbourhoods. Policy 142 provides that the community framework establishes a high-level structure for defining neighbourhoods and planning districts. As discussed, the subject lands are located within the Bostwick and North Lambeth Residential Neighbourhoods and the Talbot planning district.

Policies 144 and 145 provide further direction for Neighbourhoods:

“144_ Neighbourhoods can exist within any of the place types, but generally do not exist within industrial and institutional areas. Neighbourhoods include those properties that front onto the major streets that bound them. The Place Type chapters of this Plan provide policies that will guide neighbourhood development over the next 20 years.

145_ Our neighbourhoods can be further grouped into Planning Districts as illustrated in Figure 19. These larger geographic areas can be useful in describing clusters of neighbourhoods that have many similar characteristics. They can also be useful as higher-order units for collecting statistics, delivering programs, and considering the distribution of services such as parks, shopping areas, and various neighbourhood and social service facilities.”

Additionally, Our City policies detail the City’s strategy for growth servicing and financing (Policies 166 and 183). The principal objective of these policies is described in Policy 166, “The city’s structure could not operate successfully without sustainable, secure, reliable, and affordable infrastructure.” Further, Policy 168 states that municipal services will be planned on a long-term basis to support the City Structure Plan.

In our opinion, the following policies of this section are also relevant to this proposal:

“172_ The City shall be satisfied that adequate municipal infrastructure services can be supplied prior to any development or intensification proceeding

173_ Planning and development approvals will be discouraged where planned servicing capacity to accommodate the proposed use is not expected to become available within a five year time frame.”

In our opinion, the proposal is supportive of the referenced policies, as, in effect, it would:

- Facilitate development of defined residential and commercial blocks within advancing subdivisions that incorporate community amenities, open space and comparable housing forms;

- Support residential types that are appropriate and compatible with existing and planned development within the Bostwick and North Lambeth Residential Neighbourhoods and the Talbot planning district; and
- Integrate with servicing and transportation arrangements (existing and planned) that would support the intent, and components, of the aforementioned policies.

Given these core considerations, in our opinion, this proposal supports the intent, and components, of the aforementioned policies.

4.2.6 City Building

Within the City Building part of this Official Plan, the City Design chapter provides a series of urban design policies. Policies 189 to 306 of this Official Plan define the City Design policies that are intended to guide the character and form of development in the City.

The overarching objectives of these policies are outlined in Policy 193:

“In all of the planning and development we do and the initiatives we take as a municipality we will design for and foster:

1. A well-designed built form throughout the city.
2. Development that is designed to be a good fit and compatible within its context.
3. A high-quality, distinctive and memorable city image.
4. Development that supports a positive pedestrian environment.
5. A built form that is supportive of all types of active mobility and universal accessibility.
6. High-quality public spaces that are safe, accessible, attractive and vibrant.
7. A mix of housing types to support ageing in place and affordability.
8. Sustainably designed development that is resilient to long-term change.
9. Healthy, diverse and vibrant neighbourhoods that promote a sense of place and character.”

In our opinion, the project description presented in this Report demonstrates that the proposal has regard for these objectives. Further, it is our opinion that the proposed modifications align with the intent of the character, street network, streetscape, public space, site layout and building form policies set out in the City Design section of the Official Plan. Of particular relevance to this proposal are those policies related to character, placemaking and site layout, including the following:

“197_ The built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials and cultural heritage.

199_ All planning and development proposals within existing and new neighbourhoods will be required to articulate the neighbourhood’s character and demonstrate how the proposal has been designed to fit within that context. The Our Tools chapter and the Residential

Intensification policies in the Neighbourhoods Place Type chapter of this Plan provide further guidance for such proposals.

252_ The site layout of new development should be designed to respond to its context and the existing and planned character of the surrounding area.

253_ Site layout should be designed to minimize and mitigate impacts on adjacent properties.

255_ Site layout will promote connectivity and safe movement for pedestrians, cyclists, and motorists between, and within, sites.

256_ Buildings should be sited so that they maintain and reinforce the prevailing street wall or street line of existing buildings.”

It is our opinion that the land use pattern associated with this proposal is in keeping with the aforementioned design direction. In this respect, the proposed mix of uses, residential building forms and site layouts are to be designed to provide positive additions to the Bostwick and North Lambeth communities and are to incorporate a high standard of architectural design. The refined land use pattern and permitted housing types are also to contribute to a definable sense of place and a recognizable community character for both Magnolia Fields and Sunset Creek.

4.2.7 Place Type

4.2.7.1 *Neighbourhoods*

Vision and Objectives:

As discussed, the subject lands are primarily designated Neighbourhoods place type. Policy 916 of The London Plan describes that this place type: should be vibrant and an exciting place to live, that helps residents connect with one another and provide a sense of community well-being and quality of life.

Eight principal elements are also defined in this Policy to help achieve the vision statement:

- “1. A strong neighbourhood character, sense of place and identity.
2. Attractive streetscapes, buildings, and public spaces.
3. A diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so.
4. Well-connected neighbourhoods, from place to place within the neighbourhood and to other locations in the city such as the downtown.
5. Lots of safe, comfortable, convenient, and attractive alternatives for mobility.
6. Easy access to daily goods and services within walking distance.
7. Employment opportunities close to where we live.
8. Parks, pathways, and recreational opportunities that strengthen community identity and serve as connectors and gathering places.”

Further, Policy 918 provides additional direction regarding how this broad vision will be achieved, including these policies which, in our opinion, are relevant to this Draft Plan proposal:

- “1. Through the review of all planning and development applications, neighbourhoods will be designed to create and enhance a strong neighbourhood character, sense of place and identity.
2. Neighbourhoods will be planned for diversity and mix and should avoid the broad segregation of different housing types, intensities, and forms.
7. Street networks within neighbourhoods will be designed to be pedestrian, cycling and transit-oriented, giving first priority to these forms of mobility.”

In our opinion, the proposed refinements to the Draft Plans integrate several components to support the broad vision of the Neighbourhoods place type and the related objectives of Policy 918. Most notably:

- The proposed land use pattern is intended (1) to contribute to the distinctive character of Magnolia Fields and Sunset Creek and (2) to respond to the local development context;
- The proposed low density housing forms would complement existing and planned development proximate to the subject lands and to help meet market demand in the Bostwick and North Lambeth communities;
- The introduction of Street 'I', the extension of Street 'Q' and the removal of Street 'N' are modifications proposed to support both the intended lot pattern and an efficient local road network, while also encouraging pedestrian connectivity; and
- The areas of revision proposed as part of this planning application are located in close proximity to the community parks and pathway systems associated with the Draft Plans.

Use, Form and Intensity:

Several residential forms and secondary uses (e.g., retail/service commercial activities, community facilities, small-scale offices) are permitted in the Neighbourhoods place type contingent, in part, on the adjacent road network. The areas of revision front existing and future municipal streets classified as Civic Boulevards, Neighbourhood Connectors and Neighbourhood Streets.

Development permissions in this place type are also related to the location of properties within the aforementioned City Structure Plan. In this regard, the Site is located outside of both Central London and the Primary Transit Area as identified on Figure 20 (City Structure Composite) of the Official Plan.

Tables 10 and 11 of the Official Plan generally specify the following land use, development intensity and residential type permissions applicable to lands with these attributes, noting that additional height and use permissions are contemplated in Tables 10 and 11 for certain intersection locations:

- Lands fronting Neighbourhood Streets (local streets) may be developed for a limited range of low density residential types (e.g., single detached, semi-detached, duplex dwellings, multiplexes up to four units, townhouses). Building heights at these locations are permitted to range from one to three storeys;

- Lands fronting Neighbourhood Connectors may be developed for the low density residential types permitted along Neighbourhood Streets, as well as stacked townhouses. Building heights at these locations are also permitted to range from one to three storeys; and
- Lands fronting Civic Boulevards may be developed for the low density residential types permitted for Neighbourhood Connectors, as well as apartment buildings. Building heights at these locations are to range from two storeys to six storeys.

Table 12 further identifies non-residential permissions for lands in the Neighbourhoods place type adjacent to the intersection of Civic Boulevards and Neighbourhood Connectors. A maximum of 200 m² of retail, service and office floor area is permitted at these intersection locations (applicable to Blocks 20 and 23).

Policy 920 of The London Plan provides that where development is being considered at the intersection of two streets of different classifications, that (1) the development will be oriented towards the higher-order street and that (2) it must be demonstrated that the development will be a good fit and will not undermine the character of the lower order street.

The residential uses contemplated as part of the proposed modifications are to align with the land use permissions of the Official Plan. Specifically, it is anticipated that the low-rise housing forms would achieve the minimum building height requirements for each street classification while not exceeding the corresponding maximum height permission. However, as detailed in Section 5.2 of this Report, the maximum 2,500 m² of commercial space proposed for Block 20 (Sunset Creek) exceeds the maximum permission for a site adjacent to the intersection of a Civic Boulevard and Neighbourhood Connector (200 m²).

4.2.7.2 *Green Space*

Policy 762 generally prescribes that lands in the Green Space place type can be utilized for passive/active recreational uses, community facilities, private green space, agricultural, woodlot management, conservation and stormwater management (depending on the natural heritage features contained on the lands and potential hazards).

In conjunction with this proposed modifications to Area 4, the Green Space place type applied to Block 22 (Sunset Creek) is to be repositioned adjacent to the stormwater management block (Block 30). The relocation of Block 22 is not anticipated to adversely impact on the functionality of the planned park or its relationship with the planned open space corridor and pathway system.

4.2.8 Secondary Plans

Policy 1556 of The London Plan identifies the purpose of Secondary Plans at the outset of this part of the Plan:

“1556_ Where there is a need to elaborate on the parent policies of The London Plan, or where it is important to coordinate the development of multiple properties, a secondary plan may be prepared by the City of London. Secondary plans will allow for a comprehensive study of a secondary planning area, considering all of the City Building and Environmental Policies of this Plan.”

Policy 1558 also states the following in relation to the status of the Secondary Plans:

“Secondary plans will be adopted by City Council and form part of The London Plan. Where there is a conflict or inconsistency between the parent policies or maps of The London Plan and the policies or maps of a secondary plan, the secondary plan policies or maps will prevail.”

The Southwest Area Secondary Plan (‘SWASP’) provides policy direction in relation to land use, development intensity and building form and is considered in Section 4.3 of this Report.

4.2.9 Our Tools

4.2.9.1 Evaluation Criteria

The proposed modifications have been evaluated in the context of the Evaluation Criteria for Development Applications policies of the Our Tools part (Policies to 1577 to 1579).

In our opinion, given the associated site context, the proposal demonstrates consistency with the PPS and aligns with the policy direction of The London Plan, including the use, form and intensity policies of the Neighbourhood place type. It is recognized that the intensity of the commercial component of this proposal requires a Specific Area provision to establish conformity with this Official Plan.

It is also our opinion that the use proposed for the Site should not generate significant adverse land use impacts for adjacent developments. Further commentary presented in this Report also identifies that the proposal represents an appropriate development of the lands that would integrate effectively within the local development setting.

4.2.9.2 Community Consultation Strategy

With respect to compatibility considerations set out in Policy 1578, the Applicant intends to carry out public consultation for these applications consistent with the requirements of the Planning Act.

4.2.9.3 Guideline Documents

Policy 1712 identifies that, “City Council may adopt guideline documents to provide direction for the implementation of the policies of this Plan or to guide development of a specific area”. Policy 1716 itemizes a number of approved guidelines, including the City of London Placemaking Guidelines which, in our opinion, is of particular relevance to this proposal.

City of London Placemaking Guidelines

The City of London Placemaking Guidelines document, dated November 2007, are intended to promote liveable communities, an identifiable character and a sense of place. The following summarizes the principal (core) guidelines that provide design direction for this proposal in the context of the larger Magnolia Fields and Sunset Creek design (paraphrased):

- Establish key social and pedestrian connections between new development and the existing fabric of the city;
- Develop an overall concept plan which clearly identifies the relationship between land uses, built form and natural features of the community;
- Develop the concept plan with specific built form types and requirements in mind while

allowing for future flexibility;

- Develop a circulation plan identifying where linkages will be established to support pedestrian, automobile, cycling movements throughout the community;
- Design pedestrian environments that provide a sense of safety and separation from automobile traffic;
- Orient buildings, their massing, architectural elements and habitable areas so that they promote an eyes-on-the-street approach to streetscapes and public spaces;
- Design buildings and spaces to encourage social interaction; and
- Design convenient pedestrian linkages to focal points and public transit.

4.2.9.4 Specific Area Policies

Policy 1730 of the Plan states that policies for Specific Areas may be applied, "... where the applicable place type policies would not accurately reflect the intent of City Council with respect to a specific site or area". This Policy further prescribes that Specific Area policies may be considered in limited circumstances where five specific conditions are satisfied.

In conjunction with this proposal, commercial permissions are to be removed from Blocks 23, 42, and 43 (Magnolia Fields) and the commercial space permitted within Block 20 (Sunset Creek) is to increase from 1,000 m² to 2,500 m². These modifications effectively consolidate existing commercial space permissions within Block 20, which is intended to accommodate a multiple-unit development to serve the local community. The maximum 2,500 m² GFA of commercial space proposed for Block 20 exceeds the maximum GFA permission for a site adjacent to the intersection of a Civic Boulevard and Neighbourhood Connector (200 m²). A Specific Area is therefore required to permit the proposed commercial space at this location.

The following evaluates the Block 20 (Sunset Creek) proposal relative to each Special Area condition:

- "1. The proposal meets all other policies of the Plan beyond those that the specific policy identifies."

Based upon our review of The London Plan policies and permissions, in our opinion, the commercial space proposal satisfies all policies of the Plan other than the maximum height provision.

- "2. The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan."

The OPA application seeks to exceed the maximum 200 m² of retail, service and office floor area applicable to Block 20 pursuant to Table 12. This modification would accommodate a planned multiple-unit commercial development within the block; recognizing that Block 20 has sufficient lot area (1.0 ha) to accommodate the intended project. In this respect, **Appendix C** of this Report illustrates a conceptual development commercial plan for this block prepared by Philip Agar Architect Inc., which integrates four commercial retail units serviced by a shared parking arrangement and a common access from Royal Magnolia Avenue. Further, the requested increase in commercial space for Block 20 would be offset by the removal of commercial permissions from the zoning structures in Blocks 23, 42 and 43 (Magnolia Fields). In effect, the 1,000 m² of commercial GFA currently permitted within Block

23 and the minimum 200 m² of commercial space permitted within Blocks 42 and 43 would be transferred to Block 20 to facilitate a cohesive, neighbourhood-oriented commercial plaza at that site.

Given these considerations, in our opinion, the proposed increase in Block 20 commercial space would not adversely impact on the integrity of the non-residential intensity policies established for the Neighbourhoods place type.

"3. The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area."

As discussed in this Report, the requested increase in commercial space within Block 20 would be offset by comparable reductions in existing commercial permissions within Blocks 23, 42 and 43. The intent of this modification is to redistribute commercial space within this large development to facilitate a viable, cohesive commercial plaza within Block 20, to better service the planned subdivisions, neighbouring development and the travelling public. Further, Block 20 is to be positioned adjacent to Colonel Talbot Road, which, pursuant to the SWASP, is intended to be a transit-oriented corridor that would support alternative transportation modes and be a focus for intense, medium density residential development (refer to Section 4.3.3 of this Report). In our opinion, a neighbourhood-oriented commercial site positioned at a key intersection would be in keeping with the planned function for this corridor.

Given these considerations and the locational characteristics of this subject lands, it is our opinion that approval of this component of the proposal would not establish an argument for a similar exception on other properties in the area.

"4. The proposed use cannot be reasonably altered to conform to the policies of the place type."

In order to bring the proposal into conformity with Neighbourhoods policies, the commercial space permission currently applying to Block 20 pursuant to the approved zoning (1,000 m² GFA) would need to be reduced to 200 m². This reduction would substantially constrain service/retail commercial opportunities at this prominent intersection and community entryway. It is our opinion that this reduction would thereby limit the overall viability of Block 20 for non-residential purposes and would not support a cohesive, multiple-unit commercial development as proposed; recognizing that the proposed development would advance with the offsetting removal of existing commercial permits from Blocks 23, 42 and 43. Accordingly, to achieve the design objectives for this component of the proposal, and taking into account the intended transfer of Magnolia Fields commercial permissions, it is our opinion that the site layout for Block 20 (Sunset Creek) cannot be reasonably altered to align with the maximum commercial space permission of the Neighbourhoods place type.

"5. The proposed policy is in the public interest, and represents good planning."

Considering the planning rationale set out in this Report, with the benefit of the proposed Specific Area policy, in our opinion the applications are consistent with the policy direction and objectives of the Provincial Planning Statement and The London Plan. Accordingly, it is our opinion that given the intent to consolidate commercial permissions within one neighbourhood-scale development site, a Specific Area policy represents good planning and would appropriately implement the proposal.

Additionally, Policy 1732 of The London Plan states that all applications contemplating policies for Specific Areas are subject to the Planning and Development Applications component of the Plan.

Specifically, Policy 1578 of the Plan sets out a variety of criteria to be considered when evaluating the merits of planning applications (e.g., consistency with the PPS, conformity with key policies of The London Plan, consideration of guideline documents).

In our opinion, relevant matters set out in Policy 1578 have been contemplated in the conceptual site layout, and related policies have been addressed in this Report. Most notably, Sub-Policy 6 identifies several potential impacts to nearby properties to be evaluated in the context of a development application. In our opinion, the design elements of the Block 20 proposal address several considerations identified in this Sub-Policy, including access management and parking; noting that this layout will be further refined through the City's Site Plan Approval process.

Given the foregoing, in our opinion, the proposal satisfies the framework of planning criteria prescribed in The London Plan for a Specific Area policy.

4.2.10 Summary

In light of these considerations and commentary provided in this Report, it is our opinion that the proposed modifications support the vision and guiding objectives of the Neighbourhoods place type and largely conforms to the land use permissions and broader policies of the SWASP (considered subsequently) and The London Plan. In this regard, the land use pattern associated with the proposal is compatible with the surrounding development context, supports a mix of housing options within the Site, protects environmental features and promotes pedestrian connectivity.

A site-specific Official Plan Amendment (OPA) to The London Plan is required to permit a maximum 2,500 m² GFA of commercial space within Block 20 of Sunset Creek. Map 7 (Specific Policy Areas) would also need to be amended to delineate the lands subject to this Specific Area policy. Additionally, as part of the Draft Plan revisions proposed for Area 4, the Green Space place type applied to Block 22 (Sunset Creek) is to be repositioned adjacent to the stormwater management block for that subdivision (Block 30).

4.3 Southwest Area Secondary Plan

4.3.1 Overview & Vision

The subject lands form part of the Bostwick and North Lambeth Residential Neighbourhoods in the City's Southwest Area Secondary Plan, dated October 2024. Section 1.2 of the SWASP sets out an extensive vision statement for this Secondary Plan. In our opinion, the following component of the vision statement largely defines the fundamental objective of this planning document:

"This Plan is innovative and progressive, and places an emphasis on promoting sustainable growth patterns, attractive urbanism, strong neighbourhoods, the protection of significant natural heritage features and built and cultural heritage, and the qualities that are unique to the southwest quadrant of the city."

4.3.2 Planned Function and Development Characteristics

Section 5.0 of the SWASP outlines that this Secondary Plan includes a policy framework that is based on specific Neighbourhood Areas. The policies of these neighbourhoods set out specific functions and

characteristics for local development and help achieve the broad vision of this Plan. The following policies address the planned function for the Bostwick and North Lambeth Residential Neighbourhoods.

Bostwick Residential Neighbourhood

Section 9.0 i) of the Secondary Plan provides that the function and purpose of the Bostwick Residential Neighbourhood is as follows:

“The Bostwick Neighbourhood will provide for residential development with the highest intensity of all of the Residential Neighbourhood Areas in the Southwest Planning Area, to support activities in the Wonderland Boulevard Neighbourhood. The focus for new development is to be on a mix of low to mid-rise housing forms, ranging from single detached dwellings to low rise apartment buildings within individual subdivisions and throughout the neighbourhood.”

Further, with respect to development character, it is stated in Subsection ii) that, “The residential areas will develop as traditional suburban neighbourhoods, with characteristics similar to those found in the older areas of the city, reflecting a compact development, a diversity of building types, and walkable amenities to enhance the day to day living experience.”

North Lambeth Residential Neighbourhood

Section 10 i) of the SWASP identifies that the planned function of the North Lambeth community, in conjunction with the comparable functions for other identified Neighbourhoods:

“The North Lambeth, Central Longwoods and South Longwoods Neighbourhoods will provide for residential development of an intensity that is generally higher than achieved in other areas of the city but is less than the intensity of the Bostwick Neighbourhood. The focus for new development is to be on a mix of low to mid-rise housing forms, ranging from single detached dwellings to low rise apartment buildings within individual subdivisions and throughout the neighbourhood.

Higher intensity mid-rise, transit oriented development is along portions of the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard and Main Street network within these Neighbourhoods to support the provision of transit services”

With respect to development character, Subsection ii) states that the North Lambeth Neighbourhood is to develop in a manner similar to the Bostwick Residential Neighbourhood as described above.

4.3.3 Development Policies

The SWASP includes land use policies that are intended to support the planning vision and objectives developed for this planning area. **Figure 3** of this Report identifies the land use pattern for the Site delineated on Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations) of the SWASP. **Figure 4** identifies the land use pattern for the subject lands delineated on Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations). With consideration for the development areas delineated in Figure 2, the proposed modifications pertain to the Low Density Residential, Medium Density Residential, and Open Space and Environmental Protection designations.

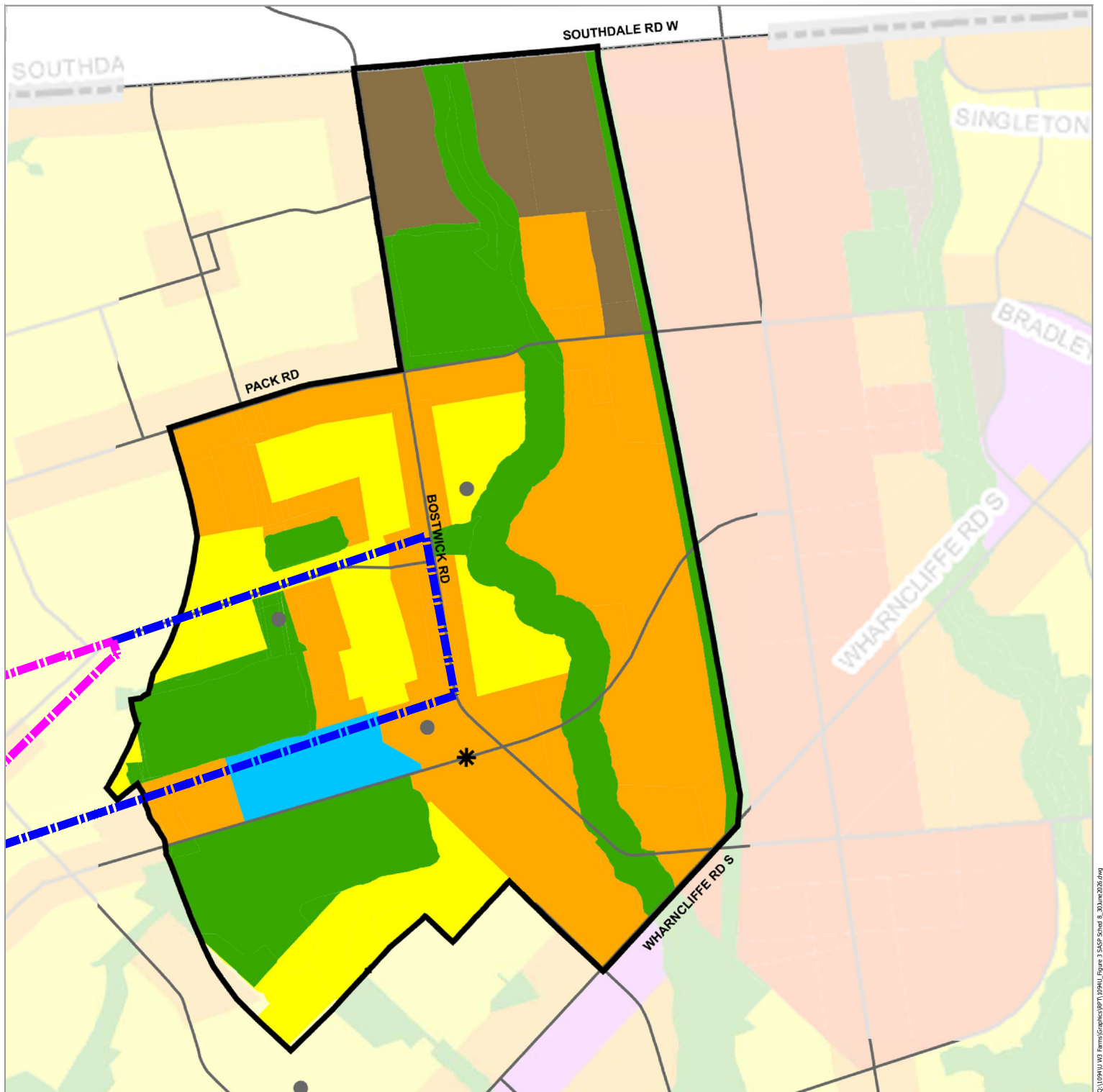


Figure 3 - Southwest Area Secondary: Schedule 8 - Bostwick Residential Neighbourhood Land Use Designations



Q:\109410\109410_V01_Plan\Graphics\BPT\109410_Figure 3 SASP Sched 8_30June2025.dwg

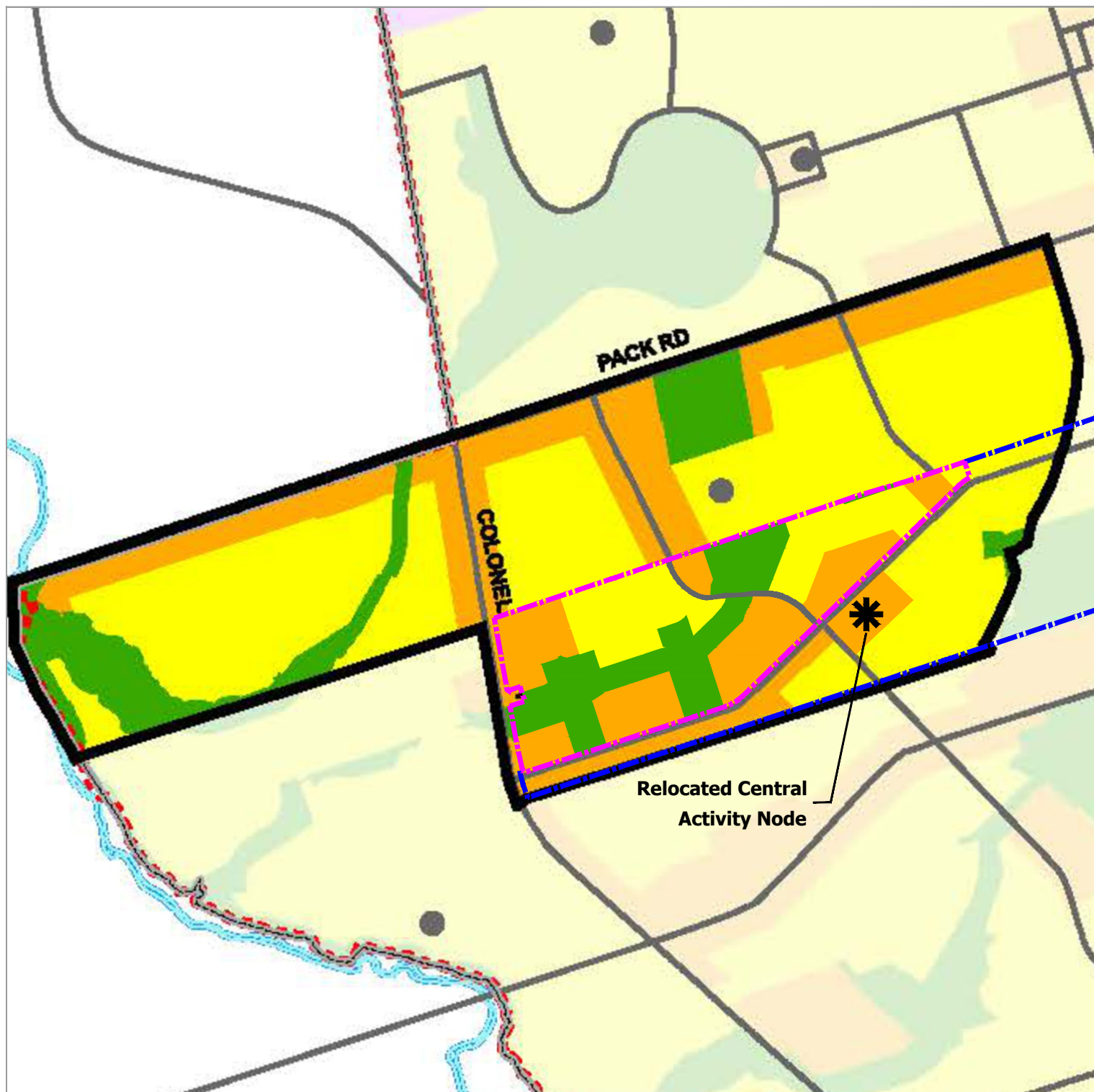


Figure 4 - Southwest Area Secondary: Schedule 9 - North Lambeth Residential Neighbourhood Land Use

Designations

-  Sunset Creek Subdivision
-  Magnolia Fields Subdivision

-  High Density Residential
 Medium Density Residential
 Low Density Residential
 Commercial

- | | |
|---|---|
|  | Office |
|  | Wonderland Road Community Enterprise Corridor |
|  | Main Street Lambeth North |
|  | Main Street Lambeth South |
|  | Open Space and Environmental Review |
|  | Institutional |
|  | Industrial |
|  | Commercial Industrial |

-  Transitional Industrial
 Future Community Growth
 Future Industrial Growth
 Rural Neighbourhood
 Neighbourhood Central Activity Node
 Parks (Existing and Proposed)
 Urban Growth Boundary
 Neighbourhood Boundary



Pursuant to Section 1.1 of the Secondary Plan, the permitted use policies of the SWASP prevail over those prescribed in the Official Plan where more detailed or alternate direction is provided in the Secondary Plan. The following sets out SWASP development policies for the Bostwick and North Lambeth Residential Neighbourhoods applicable to the proposed modifications, as identified in Sections 9.1 and 10.1 of the SWASP, respectively, and summarized in Appendix 2.

- i. Low Density Residential (LDR) Designation. This designation permits a wide variety of low density housing forms such as single detached, semi-detached and duplex dwellings, triplexes and fourplexes, townhouses or cluster houses and low-rise apartment buildings. Residential densities of the LDR designation are to generally range from 25 to 40 units/ha in the Bostwick community, and 18 to 35 units/ha in the North Lambeth community. Building heights in both Neighbourhoods are not to exceed four storeys.
- ii. Medium Density Residential (MDR) Designation. This designation permits those residential types allowed for in the Low Density Residential designation. Additionally, a limited range of convenience and personal service commercial uses, small-scale eat-in restaurants, civic and institutional uses such as parks, schools and places of worship, and live-work uses may be permitted in the MDR designation. Residential densities are to range from 35 to 75 units/ha in the Bostwick community and 30 to 75 units/ha in the North Lambeth community. Residential densities in the Bostwick community are also permitted up to 100 units/ha with a site-specific ZBA. Building heights in both Neighbourhoods are not to exceed six storeys.

Additionally, Section 4.1 iv) permits residential densities ranging from 30 to 120 units/ha in the MDR designation for applicable blocks with the Site fronting Bostwick Road and fronting the east side of Colonel Talbot Road. This Section also prescribes that building heights along these specific corridors are to range from two to nine storeys. With respect to the planned function for these specific street corridors, the following is stated in this Section:

“It is intended that Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets can serve as significant routes for public transit services. Specific policies apply along portions of the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street network that are intended to focus intense, medium density housing forms along transit-oriented corridors consistent with the Province of Ontario *Transit Supportive Guidelines*. This would also support alternative modes of transportation, such as walking and bicycling.”

- iii. Neighbourhood Central Activity Node Policies. Section 3.3 provides policy direction relating to Neighbourhood Central Activity Nodes. With respect to permitted uses, Subsection ii) identifies that these Nodes are to have a higher intensity than other parts of the neighbourhood and are encouraged to include a limited range of service and convenience-oriented commercial uses, civic and institutional and live-work functions. Further, Subsection iii) states that buildings associated with these nodes are to have a scale and design appropriate for the neighbourhood, with consideration for urban design objectives (e.g., street orientation, adequate building setbacks from municipal rights-of-way, density transition between higher-intensity forms and adjacent lower-rise forms).

Additionally, in relation to the Open Space and Environmental Review applicable to Block 22 (Sunset Creek), Section 4.3 of the SWASP states that lands in the Open Space designation are intended for active and passive recreation and are considered components of the City's natural heritage system.

4.3.4 Evaluation of Proposed Modifications

Based on our assessment, amendments to Schedules 8 and 9 of the SWASP, and related Schedules, would be required to accommodate the revised block layouts, as summarized below:

- **Area 4_Blocks 13, 14, 15, 22 and 33 (Sunset Creek).** This large, contiguous development area is predominately designated MDR. As part of the proposed redlined Draft Plan, the park block would be repositioned adjacent to the stormwater management block (Block 30). Additionally, the developable portion of Area 4 would need to be redesignated from MDR to LDR to accommodate a mix of lower density housing forms (e.g., single detached dwellings, semi-detached dwellings, street townhouses).
- **Area 5_Blocks 42 and 43 (Magnolia Fields, Phase 1).** Blocks 42 and 43 are proposed to be redesignated from MDR to LDR to permit these lands to be developed for low-rise residential forms. Under this proposal, commercial GFA opportunities for these lands would be accommodated under Block 20 of Sunset Creek to support the development of a viable, neighbourhood scale commercial site at a prominent community entryway. The Applicant has advised that there has been no substantive tenant interest in Blocks 42 and 43 for commercial purposes due, in part, to market conditions and the positioning of these blocks at a lower-order street intersection. In conjunction with the redesignation of Blocks 42 and 43, the Neighbourhood Central Activity Node would be retained recognizing that more intensive, mid-rise apartments and potentially complementary commercial uses are planned for the northern portion of this node (Block 21, Sunset Creek). This focal area also is proximate to the planned 'complete corridor': accommodating North Lambeth Tributary 12, stormwater management facilities and the City's multi-use pathway system; encouraging passive recreation; and providing naturalization opportunities and wetland compensation areas.
- **Area 6_Block 37 (Magnolia Fields, Phase 3)**
- **Area 7_Block 41 (Magnolia Fields, Phase 3).**
- **Area 8_Block 40 (Magnolia Fields, Phase 3).**

To accommodate additional low density housing forms within Phase 3 of Magnolia Fields, Blocks 37, 40 and 41 are proposed to be redesignated from MDR to LDR. The revised block configurations would be accessed by way of the proposed Street 'I'. The development layout planned for Block 37 would retain the 10 m wide ecological buffer from the adjacent woodlot to the west contained in Block 57. Also, the proposed development layout would include back-to-back (semi-detached) dwellings that would be street-oriented with driveway access from Street 'I'.

4.3.5 Neighbourhood Design

4.3.6 Overview

Additional design policies within the SWASP provide direction regarding the treatment of the public realm, building form and site design. As part of project planning for the proposed modifications, an assessment of these policies was completed to align the refined subdivision design with the direction of the Secondary Plan.

The following discussion provides an overview of the core SWASP design themes and policies that have a particular relationship to the proposal. Commentary is also provided evaluating the merits of the subdivision design relative to this policy framework.

4.3.7 Neighbourhood Elements

As discussed, the SWASP directs that residential areas in the Bostwick and North Lambeth Residential Neighbourhoods are to generally develop as traditional suburban neighbourhoods with characteristics similar to older areas (reflecting a compact development pattern, a diversity of building massing and types, and walkable amenities). Section 1.3 i) of the Secondary Plan identifies several objectives to achieve diverse and connected communities. In our opinion, the following have applicability to this proposal:

- "a) Provide for a range of land uses including residential, open space, public, commercial, office and mixed-uses and community facilities.
- b) Foster a sense of community interaction by connecting diverse land uses within and between neighbourhoods using the linear park and open space systems and a system of connected streets and blocks.
- c) Provide for the extension of necessary public services and facilities to support the community.
- i) Integrate the new community with surrounding neighbourhoods.
- j) Design the community street pattern to create or enhance view corridors."

The proposed modifications have been designed with consideration for the above-noted objectives and support the neighbourhood design associated with the Magnolia Fields and Sunset Creek subdivisions. In this regard, the intent of the design layout is to promote housing choice and to encourage compact, efficient development that respects the character of the larger subdivisions. The high level of internal connectivity would be also maintained as part of this proposal with the addition of Street 'I', the extension of Street 'Q' and the removal of Street 'N', with all new streets connecting to the vehicular and pedestrian transportation network comprised of higher-order roads, local streets, sidewalks, walkways and multi-use pathways. It is anticipated that the public realm would also be enhanced through the provision of an attractive streetscape/walkway design associated with the new street configuration.

4.3.8 Housing Choice

Section 1.3 ii) of the SWASP states that a range and mix of housing types, densities and housing designs are to be provided within Southwest Planning Area neighbourhoods. A series of related policy objectives are also defined in this Section, including the following which have particular relevance to this proposal:

- “a) Ensure that a range and mix of housing types is provided within developments to achieve a balanced and inclusive residential community.
- b) Ensure that housing developments and designs achieve compact residential development.
- c) Achieve an urban form which makes effective use of land, services, community facilities and related infrastructure.
- d) Ensure that the community caters to the needs of all ages, stages of life and income groups.”

In light of the following considerations, in our opinion, the residential elements integrated into the proposed modifications are in keeping with the policy objectives noted above:

- Collectively, with the proposed refinements, the Magnolia Fields and Sunset Creek subdivisions are intended to accommodate a variety of housing choices related to dwelling type, location, design and accessibility;
- The low density arrangements associated with the planning applications largely align with the existing residential density requirements set out in the SWASP in support of related policy objectives. In this regard, the density requirements prescribed in the Secondary Plan are intended to encourage compact, walkable communities that utilize land and services in an efficient manner; and
- In conjunction with block permissions for the larger Magnolia Fields and Sunset Creek subdivisions, residential permissions proposed as part of this proposal would support a diversity of residential types to accommodate a variety of households/lifestyles and provide opportunities for aging-in-place.

4.3.9 Additional Design Elements

The proposed modifications also have regard for a number of supplemental design policies, objectives and principles detailed in the SWASP. In particular, the subdivision layout responds to policies in Section 3.8 (Transportation) and Section 3.9 (Urban Design) that, in our opinion, have relevance to this proposal (as summarized below):

Transportation

- Street patterns will support pedestrian-oriented development patterns, with strong relationships to the natural heritage features; and
- Street patterns shall support pedestrian-oriented development patterns, transit and cycling.

Urban Design

- Development shall be based on a modified grid road system with interconnected networks of roads designed to disperse and reduce the length of vehicular and pedestrian trips and support transit service; and to provide a lower ratio of public street to units;
- The length of the block contributes significantly to creating a pedestrian-friendly environment. Blocks should be short and regular in length for efficient walking and for variation in routes; and
- Blocks should be short and regular in length for efficient walking and for variation in routes.

In our opinion and with consideration for commentary provided in this Report, the revised block intensity and street layout associated with the planned modifications demonstrate consideration for the design direction summarized above.

4.3.10 Commentary

Given these considerations, it is our opinion that with the benefit of a site-specific rezoning, the proposed modifications align with the policy direction and design principles of the SWASP. In addition, in our opinion, the residential and commercial elements of this proposal are in keeping with the planned function and characteristics of the North Lambeth and Bostwick Residential Neighbourhoods.

A site-specific OPA to the SWASP is required to redesignate portions of the Site from Medium Density Residential to Low Density Residential to align with the revised Draft Plan layout. Additionally, the Open Space and Environmental Review designation applied to Block 22 (Sunset Creek) would be repositioned adjacent to Block 30 (Sunset Creek), being the stormwater management block.

Figures 5 and 6 of this Report illustrate the proposed refinements to Schedules 8 and 9 of the SWASP, respectively.

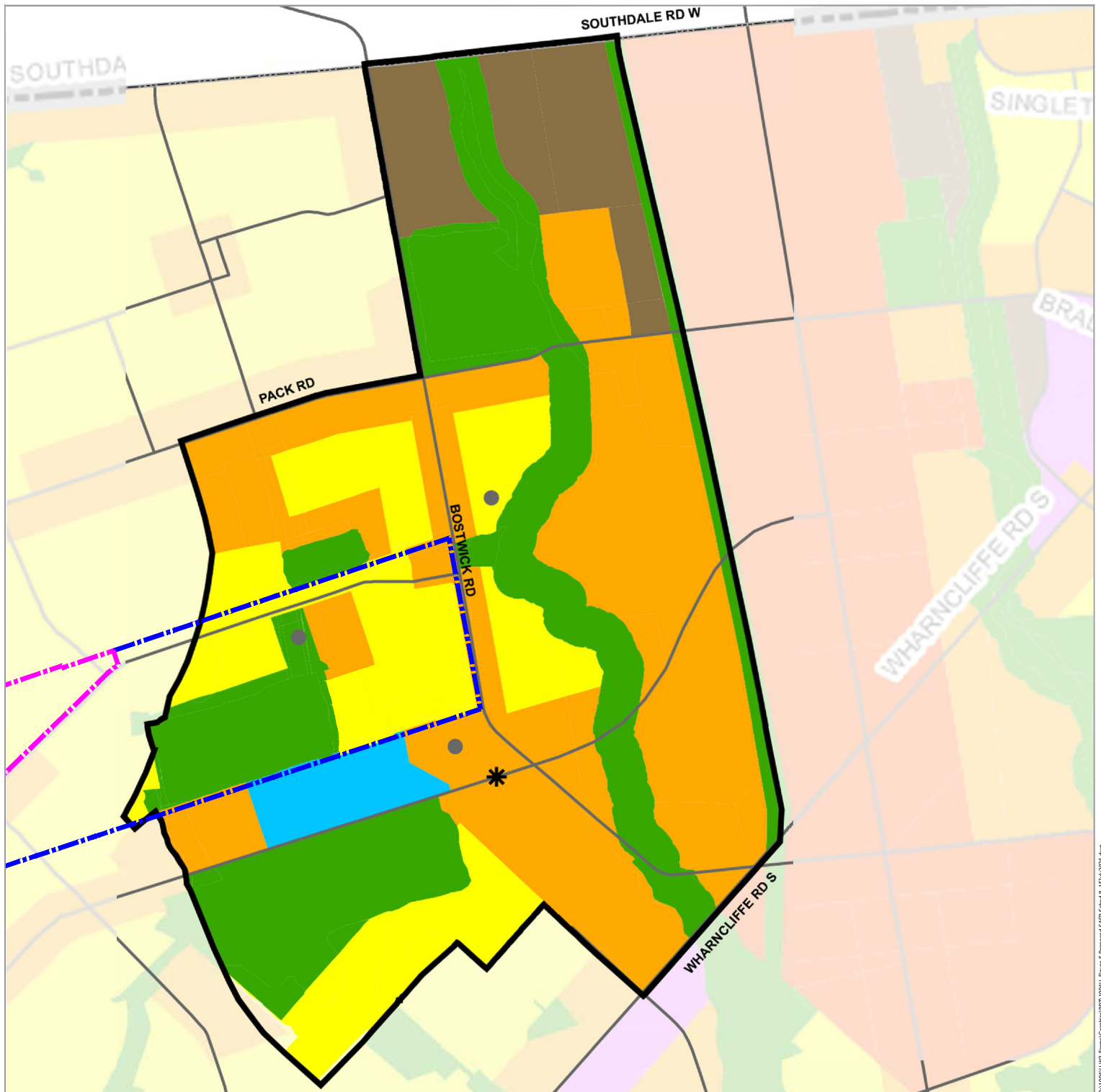


Figure 5 - Proposed Southwest Area Secondary: Schedule 8 - Bostwick Residential Neighbourhood Land Use

Designations

- Sunset Creek Subdivision
- Magnolia Fields Subdivision

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Wonderland Road Community Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Commercial Industrial

- Transitional Industrial
- Future Community Growth
- Future Industrial Growth
- Rural Neighbourhood
- * Neighbourhood Central Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary



5.0 City of London Zoning By-law Z.-1

5.1 Existing Zoning

Figure 7 of this Report identifies the existing zoning arrangements for Magnolia Fields and Sunset Creek pursuant to Schedule "A" of the City of London Zoning By-law No. Z.-1 ('Zoning By-law').

Generally, the blocks subject to the planning applications are zoned for low and medium density residential purposes, with Blocks 23, 42 and 43 (Magnolia Fields) and Block 20 (Sunset Creek) also having commercial permissions. As discussed in relation to the SWASP, the intent of this application is to primarily reduce the intensity of residential development with the subdivisions and to largely consolidate commercial permissions within Block 20. The following addresses the specific zoning refinements proposed to achieve this objective.

5.2 Proposed Zoning

A Zoning By-law evaluation was conducted to identify a zone regime that could accommodate the uses associated with the proposed modifications. As an outcome of this assessment, it is anticipated that the zones set out below would permit the intended uses and planned scale of this proposal.

- Residential R2 Special Provision (R2-()): Areas 3 to 8, and the eastern portion of Area 1, would be zoned R2-1() to permit these properties to be developed for low-rise forms (e.g., single detached, semi-detached and duplex dwellings). For single detached dwellings, the R2-1 Zone stipulates a minimum lot area of 250 m² and a minimum lot frontage of 9.0 m. For semi-detached units, the R2-1 Zone prescribes a minimum lot area of 430/200 m² and a minimum lot frontage of 18 m/8.5 m. To promote a more efficient and pedestrian-oriented housing forms within these Areas, it is proposed that the special provisions of the R2-1(17) be applied, supplemented by the special provision for semi-detached units applied to the R2-1(19) Zone.

Additionally, it is proposed that the maximum 6.0 m setback applied to the R2-1(17) Zone for lots fronting Neighbourhood Connectors not be applied to the proposed R2-() Zone. In practice, this regulation has complicated house design within Magnolia Fields as it requires the façade of the main building, rather than the façade of the front porch, to be positioned relatively close to the front property line (i.e., between 3.0 m and 6.0 m). In our opinion, the objective of the maximum setback regulation is to promote a pedestrian orientation along higher-order streets. It is also our opinion that this objective would be achieved by way of the proposed R2-1() development regulations set out below; recognizing that the typical lot depth planned for these Areas is 35 m. This arrangement limits the opportunity for a substantial main dwelling setback from the front lot line.

The following sets out the requested permissions for the proposed R2-1() Zone:

"R2-1()

a) Regulations:

- | | |
|--|------------------------|
| i) Front Yard Setback, Main Dwelling (Minimum) | 3.0 metres (9.8 feet) |
| ii) Front Yard Setback, Garages (Minimum) | 6.0 metres (19.7 feet) |
| iii) Interior Side Yard (Minimum) | 1.2 metres (3.9 feet) |
| iv) Lot Coverage (Maximum) | 45% |
| v) 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. | |
| v) Semi-detached dwelling lots may have a minimum lot frontage of 14.0 metres, or 7.0 metres minimum for one unit of a semi-detached dwelling." | |

- Residential R4 Special Provision (R4-6()): Areas 3 to 8 and the eastern portion of Area 1 would also be zoned R4-6() zoning to permit these lands to be developed for street townhouses having a maximum height of 12 m. The proposed special provision reflects the R4-6(23) Zone, prescribing a minimum lot frontage of 7.0 m per unit, a maximum driveway width of 3.5 m per lot, as well as the minimum front and interior yard setbacks and garage-related regulations of the proposed R2-1() Zone.

The following amendments are also requested to support the proposed modifications and site development:

- Area 1: Blocks 18 and 19 (Sunset Creek). It is proposed that the compound zoning structure for Block 18 be refined to match the zoning for Block 19. This minor revision would help simplify future design considerations for this large development site, noting that the Applicant intends to consolidate the western portion of these blocks as part of the proposed redlined Draft Plan. Specifically, the proposed 'Residential R8 Special Provision (R8-4(112))' Zone applied to Block 19 be extended to Block 18 to replace the existing R8-4(111) Zone. In effect, this permits the entirety of the block to be constructed with 1.2 m side yard setbacks should a development aligning with the R8-4 Zone structure be proposed.
- Area 2: Block 20 (Sunset Creek). To accommodate the planned neighbourhood-oriented commercial plaza within Block 20, several modifications are required to the permissions of the 'Convenience Commercial Special Provision (CC6(14))' Zone. The CC6(14) Zone permits service/retail commercial uses to a maximum GFA of 1,000 m² as part of a residential development or as a stand-alone format, with no drive-through permissions. The associated CC6 zoning structure would need to be modified to allow for: the requested total GFA (2,500 m²); an increased GFA for individual uses (380 m²); single use buildings; and accessory drive-throughs. It

is noted that currently within Magnolia Fields, 1,000 m² of commercial space is permitted in Block 23 and a minimum of 200 m² of commercial space is permitted within each of Blocks 42 and 43. As discussed in this Report, the commercial permissions are proposed to be removed from these Blocks and effectively transferred to Block 20.

The following sets out the proposed CC6(14) Zone, noting that regulations b) i) and ii) are existing provisions:

“CC6(14) 3680 and 3700 Colonel Talbot Road

a) Additional Uses:

- i) Notwithstanding Section 29.3 3) to the contrary, single use buildings are permitted.
- ii) Notwithstanding Section 29.3 4) to the contrary, drive-through facilities are permitted as an accessory use.

b) Regulations:

- i) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the associated Residential R8-4(112) Zone shall apply if dwelling units are included in the building.
- ii) Ground Floor Height (Minimum) 4.0 metres (13.1 feet)
- iii) Total Gross Floor Area (Maximum) 2,500 square metres (26,910 sq. ft.)
- iv) Notwithstanding Section 29.3 to the contrary, the maximum gross floor area for all individual uses is 380 square metres (4,090 sq. ft.)”

- Area 4: Block 22 (Sunset Creek). The Open Space 1 (OS1) Zone applied to the Sunset Creek park block (Block 22) would be repositioned adjacent to the stormwater management block of that subdivision (Block 30). Block 30 is zoned OS4.
- Area 9: Block 39 (Magnolia Fields, Phase 3). Block 39 is located adjacent to a Civic Boulevard (Bostwick Road) and currently has residential permissions for apartment building. To broaden housing choice within this block and to facilitate cluster housing opportunities, a ‘Residential R6 Special Provision (R6-5(120))’ Zone is proposed as an additional permitted use adjacent to a Civic Boulevard (Bostwick Road). Similar cluster housing zoning has been applied to MDR blocks within Sunset Creek adjacent to a Civic Boulevard (Colonel Talbot Road).
- Main Building Setback (Royal Magnolia Avenue). As discussed in relation to the proposed R2-1() Zone, a design complications has been identified with the location of low-rise forms planned adjacent to the Royal Magnolia Drive corridor. Specifically, the Zoning By-law requirement that requires main buildings to be setback a maximum 6.0 m from this corridor effectively constrains building design (as we understand City staff have confirmed that front porches are not considered to be part of the main building). It is proposed that this provision be removed from the R1-3(23), R2-1(17), R2-3(5), R4-6(12) and R8-4(50) Zones. In combination with approved lot and block dimensions, existing zoning regulations will ensure

that (1) low-rise dwellings along the corridor are positioned proximate to the street frontages and (2) garages will not project beyond the front façade of dwellings or porches.

Figure 8 of this Report illustrates the proposed zoning structure associated with the proposed modifications.

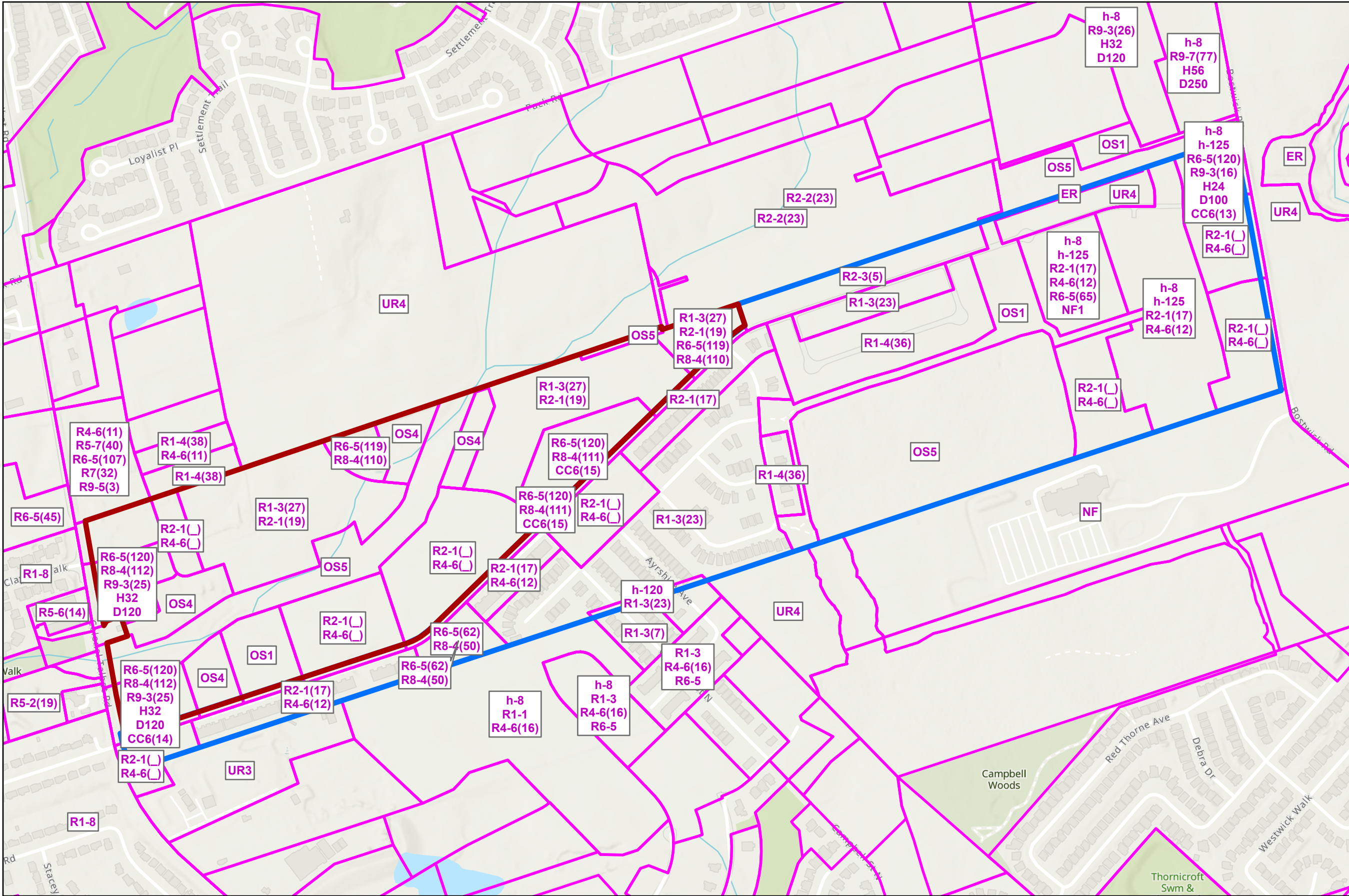


Figure 8 - Proposed Zoning

6.0 Conclusions

Based on the analysis presented in this Report and the findings of the supporting studies, it is our opinion that the proposed Official Plan Amendment and Zoning By-law Amendment are appropriate, represent good land use planning and are in the public interest. This assessment is based, in part, on consideration of the following merits:

- The proposal helps facilitate development of vacant lands within approved Draft Plans of Subdivision that would broaden low density housing choice in the Bostwick and North Lambeth Residential Neighbourhoods. The planned development would also be adequately serviced by municipal infrastructure and would be accessible by way of the City's road, multi-use pathway and sidewalk networks;
- The low-rise housing permissions associated within the proposed amendments would align with the Low Density Residential designation applied to portions of the subject lands pursuant to the City's Southwest Area Secondary Plan;
- The residential intensity associated with the planned amendments is compatible with, and complementary to, existing and planned development within both the Site and the surrounding development context. Further, given the increased intensity of subdivisions in the immediate area, the proposal helps to ensure a full range and mix of housing is available to respond to market demand and to contribute to a complete community proximate to the subject lands;
- The proposed modifications to the commercial permissions applied to the Site would support a consolidated, multiple-unit commercial development that is positioned at a prominent intersection and community entryway. The intent to these modifications is to facilitate a development block with sufficient lot area and floor space permissions to support a neighbourhood-oriented commercial plaza;
- In our opinion, this proposal is consistent with the Provincial Planning Statement and has regard for the policies of the City's Official Plan and the Southwest Area Secondary Plan. The proposed zoning structure would also implement the intended design modifications to the subdivisions; and
- The proposed site-specific Official Plan Amendments and Zoning By-law Amendments would appropriately implement the intended development form and site layout.

Given the noted considerations and the commentary presented in this Report, it is recommended that the City of London approve the Official Plan Amendment and Zoning By-law Amendment applications, as proposed.

Respectfully submitted,

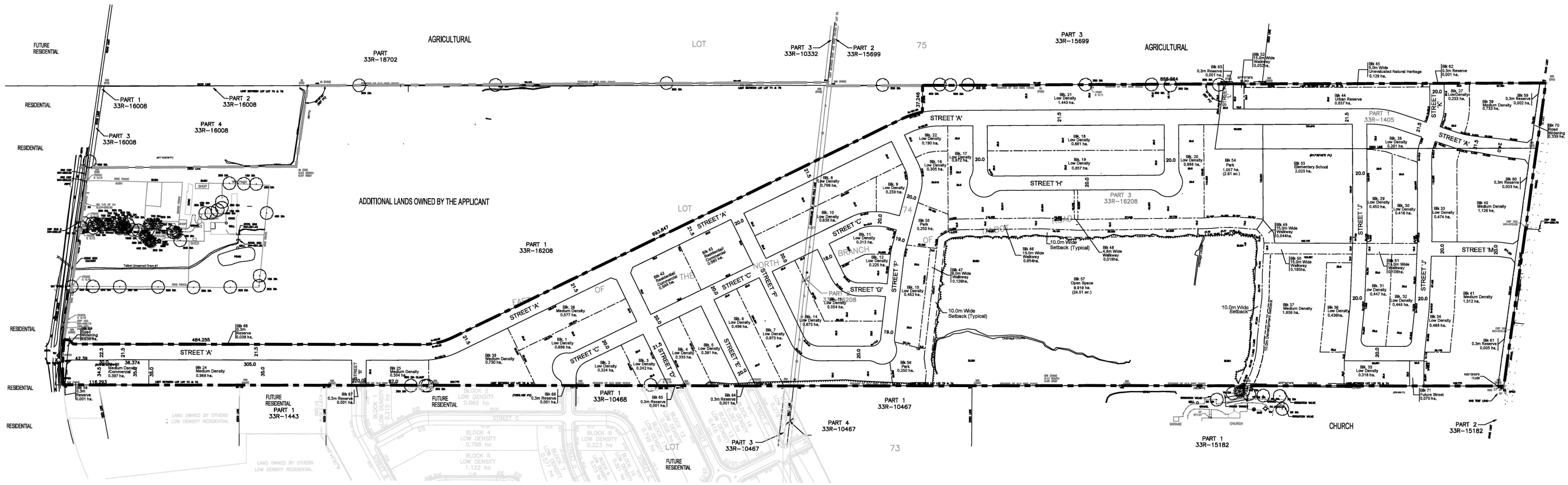
MHBC



Scott Allen, MA, RPP
Partner

A

Appendix A: Draft Plans of Subdivision (Magnolia Fields and Sunset Creek)



LOTS 74 & 75,
CONCESSION EAST OF THE
NORTH BRANCH OF TALBOT ROAD
(GEOGRAPHIC TOWNSHIP OF WEST MINISTERY)
CITY OF LONDON
COUNTY OF MIDDLESEX

I HEREBY AUTHORIZE MACALAGHUIH HENSON BRITTON CLARKSON PLANNING LIMITED TO
SUBMIT THIS PLAN FOR APPROVAL.

March 17, 2017

ALLIANCE
W3 LAMBETH PARK INC.

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

March 21, 2017

BRUCE BAKER
DIRECTOR OF LAND SURVEYING

Subject Lands

SCALE
1:1000

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR IN OUR LETTER DATED...
THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT

Date	Revised / Revision	By
April 18 2018	Redline	PL
January 18 2018	Redline to reflect City review	LM
June 21 2017	Redline	LM
May 02 2018	Redline	LM
Dec 20 2018	Redline	LM
Oct 30 2018	Redline	LM
March 20 2018	Redline	LM
January 23 2017	Redline	LM
January 18 2018	Original submission	LM

Additional Information Required Under Section 51(1) of the Planning Act R.S.O. 1990, L.P.13 as Amended

As Shown	As Shown	As Shown
A. As Shown	B. As Shown	C. As Shown
D. Residential/Commercial	E. As Shown	F. As Shown
G. As Shown	H. Residential/Industrial	I. As Shown
J. As Shown	K. As Shown	L. As Shown

Description	Units	Area (ha)
Low Density Residential	1-22	327
Low & Medium Density Residential (Street Townhouses)	23-36	262
Medium Density Residential (Cluster Housing)	37-38	821.47
Medium Density Residential (Apartments)	39-41	337
Mixed Use Residential	42-43	37
Urban Reserve	44	0.837
Unutilized Natural Heritage	45	0.129
School	46-47	1.186
Park	48-49	1.257
Open Space	50	9.919
Urban Reserve	51-52	0.055
Road Right-of-Way	53-70	0.372
Future Street	71	0.010
Roads		10.465
Total	70	10421.105

PLANNING
MHBC
URBAN DESIGN &
LANDSCAPE
ARCHITECTURE

File No. 1594 U' Drawn By L.P.L.C.E. Date April 18, 2018

PROPOSED
DRAFT PLAN OF SUBDIVISION

Plan Scale: 1:2000

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DRAFT PLAN OF SUBDIVISION

Legal Description

PART LOTS 74 & 75; CONCESSION EAST OF THE NORTH BRANCH OF TALBOT ROAD
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)

CITY OF LONDON
COUNTY OF MIDDLESEX

Owner's Certificate

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO
SUBMIT THIS PLAN FOR APPROVAL.

DATE: May 23, 2025

ALI SOUFAN
W3 LAMBETH FARMS INC.

DATE: May 23, 2025

ALI SOUFAN
COLONEL TALBOT RANCH INC.

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: December 12, 2023

MERRILL DAVID MCLEAN
ONTARIO LAND SURVEYOR
STANTEC

Key Plan



Subject Lands



SCALE: NTS

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/Commercial E. As Shown F. As Shown
G. As Shown H. Municipal Water Supply I. Loam, Clay, Silt
J. As Shown K. All Services As Required L. As Shown

Area Schedule

Description	Lots/Blocks	Units	Area (ha.)
Low Density Residential	1-11	173	7.161
Low & Medium Density Residential (Street Townhouses)	12	15	0.454
Medium Density Residential (Cluster Housing)	13-17	492	6.560
Medium Density Residential (Apartments)	18-20	288	2.682
Residential / Commercial	21	220	1.840
Park	22		0.997
Open Space	23-25		3.971
0.3m Reserves	36-42		0.011
8.0m Pathways	27,28		0.052
Storm Water Management (SWM)	29-32		3.134
Sanitary	33		0.199
Road Widening	34,35		0.168
Servicing	26		0.041
Roads			3.828
Total	42	1188	31.097 ha.

Notes
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. SURROUNDING PARCEL FABRIC IS APPROXIMATE.
3. PROPERTY BOUNDARY IS APPROXIMATE, BASED ON DRAFT TOPOLOGICAL SURVEY BASE PREPARED BY AGM SURVEYING & ENGINEERING
4. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE- ONTARIO.

4.	December 10, 2025	Issued	DS
3.	November 25, 2025	Issued	DS
2.	May 23, 2025	Issued	DS
1.	December 9, 2024	Issued	L.M. & C.C.F.

Revision No.	Date	Issued / Revision	By
--------------	------	-------------------	----



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
630 COLBORNE ST., SUITE 202, LONDON, ON, N6B 2V2 | P: 519 858 2797 | WWW.MHBCPLAN.COM

Approval Stamp

Date December 10, 2025

File No. 1094U

Plan Scale 1: 2,000
(Arch D)

Drawn By L.M./C.C.F./D.S

Project SUNSET CREEK - PHASE 2

Checked By S.A.

Applicant

Other



File Name Sunset Creek - Draft Plan

Dwg No. 1 of 1

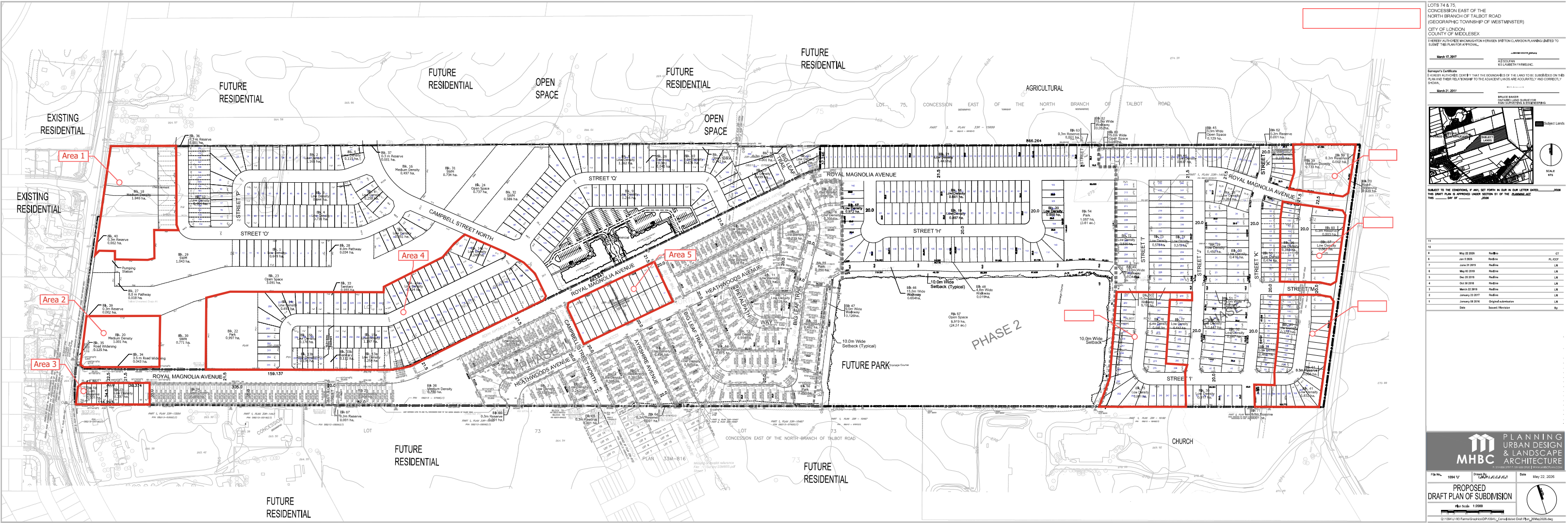
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B

Appendix B: Proposed Areas of Revision



LOTS 74 & 75,
CONCESSION EAST OF THE
NORTH BRANCH OF TALBOT ROAD
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
CITY OF LONDON
COUNTY OF MIDDLESEX

March 17, 2017

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

March 17, 2017

BRUCE BAKER
PLANNING URBAN DESIGN & LANDSCAPE ARCHITECT
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1B5

Subject Lands

SCALE
NTS

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____, 2006
THIS DRAFT PLAN IS APPROVED UNDER SECTION 61 OF THE PLANNING ACT
THIS _____ DAY OF _____, 2006

16				
15				
14	May 22 2006	Redline	CT	
13	Jan 23 2006	Redline	PL/UCP	
12	June 21 2015	Redline	LM	
11	May 31 2015	Redline	LM	
10	May 31 2015	Redline	LM	
9	May 31 2015	Redline	LM	
8	Oct 30 2015	Redline	LM	
7	March 22 2015	Redline	LM	
6	January 23 2017	Redline	LM	
5	January 18 2016	Original Submission	LM	
4	Date	Issued/Revision	By	

PLANNING
URBAN DESIGN &
LANDSCAPE
ARCHITECTURE

1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1B5
TEL: 416-291-1000
WWW.MHBCARCHITECT.COM

1004 1/2" Drawn: JAC/JAC Date: May 22, 2006

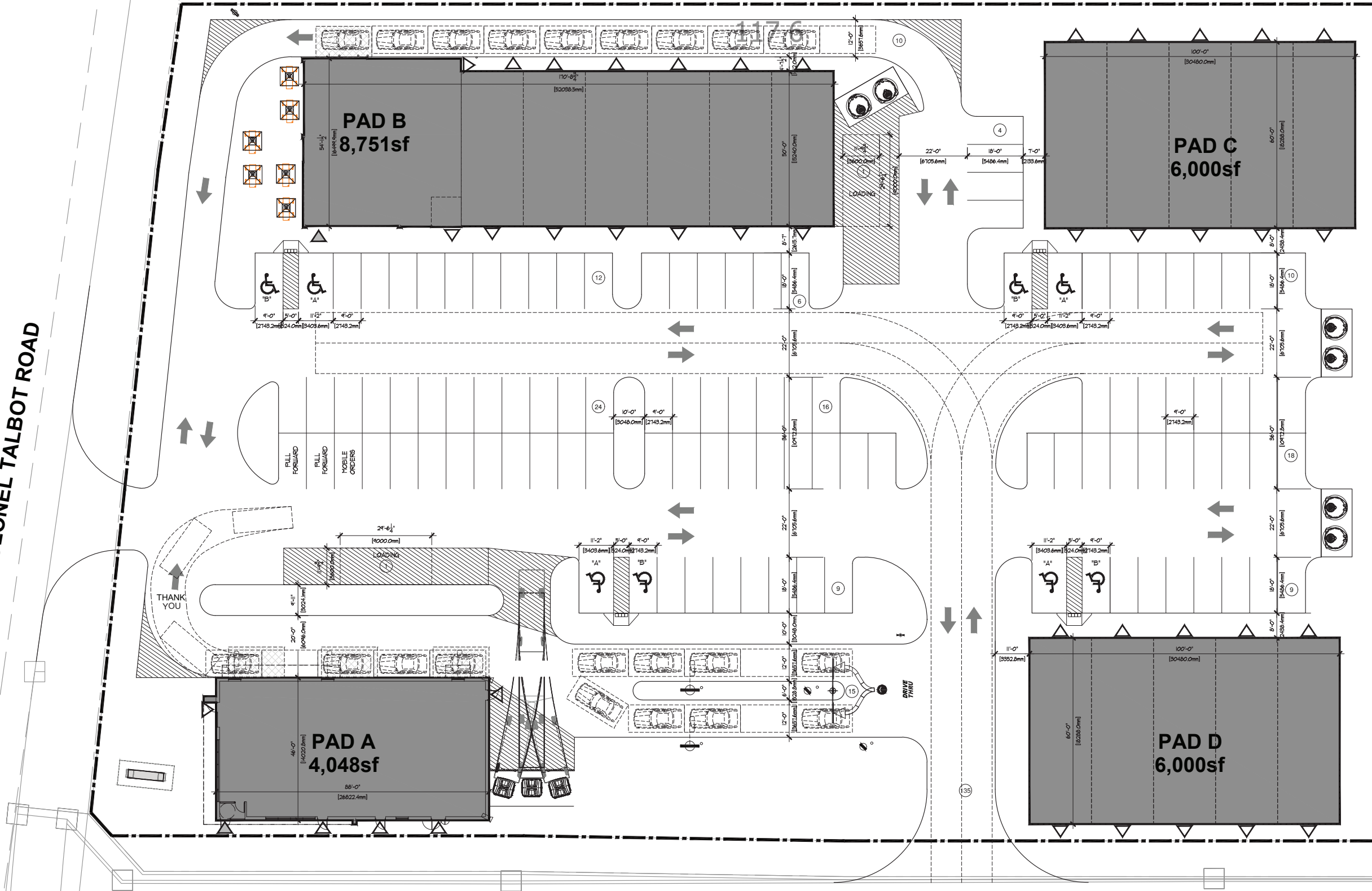
PROPOSED
DRAFT PLAN OF SUBDIVISION

Scale: 1:2000

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C

Appendix C: Conceptual Development Plan



ROYAL MAGNOLIA AVENUE

85.7

