



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

February 18, 2015

39CD-15502/Z-8445
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**NOTICE OF APPLICATION
for Approval of Draft Plan of Vacant Land Condominium
and Zoning By-law Amendment**

The City of London has received an application for approval of a draft plan of Vacant Land condominium as shown on the map attached. The proposed draft plan of condominium is described below. The City of London has also received Zoning By-law Amendment application Z-8445 and an application for Site Plan Approval SP15-004595. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT:	905 Sarnia Road Inc. c/o Kirkness Consulting Inc.
LOCATION:	Municipal Address: 895 and 905 Sarnia Road (portion south of CP rail) Planning District: Hyde Park Watershed: Stanton Drain Assessment Roll Number: 090460279000000,
PURPOSE AND EFFECT:	The purpose and effect of this application is to consider a proposed draft plan of vacant land condominium on 895 and 905 Sarnia Road (portion south of CP rail). The plan consists of 169 residential units on a private road, with access from Sarnia Road.
PROPOSAL:	Consideration of a Vacant Land Plan of Condominium with 169 units in townhouse forms with a common element for the internal driveway and services. The registration of a Vacant Land Condominium means that each unit will be sold to a future homeowner either before or after the home is constructed on the unit. Planning and Environment Committee will be considering the implications of dividing the land into units and common elements as shown on the attached draft plan. The Site Plan application to determine the physical form of development is currently under review for approval. The Official Plan currently designates these lands as "Multi Family Medium Density Residential" which permits cluster residential uses as the main permitted uses. Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR1) Zone to an Residential R6 Special Provision (R6-5 ()) Zone to permit 169 townhouse dwelling units at a maximum density of 39 units per hectare, a maximum height of 12 metres, a 4 metre minimum front yard setback and a 4 metre minimum interior side yard setback. The City is also considering the following amendments: <ul style="list-style-type: none"> • The application of a Holding (h) Provision across the subject lands. The holding provision is to ensure the orderly development of lands and the adequate provision of municipal services and that that the development is consistent with the Hyde Park Community Plan Urban Design Guidelines.
PLANNING POLICIES:	The Official Plan designates these lands "Multi Family Medium Density Residential" allowing cluster residential as the main permitted uses. The site is presently within an "Urban Reserve (UR1)" Zone, permitting existing uses.
HOW TO COMMENT:	Please call in, mail, fax or email your comments by March 12, 2015 if possible. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted

to the Planning and Environment Committee of City Council for consideration. **Please Note:** Personal information collected and recorded through the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990 R.S.O. 1990, c.P.13* and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2500 ext. 4937.

Your representative on City Council, Councillor Josh Morgan (519-661-2500 Ext. 4007 email joshmorgan@london.ca) would be pleased to discuss any concerns you may have with this application.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

APPEALS:

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Manager of Development Services in respect of the proposed Plan of Condominium, Official Plan or Zoning By-law amendment (if applicable) before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Condominium;
- ii. the Council of the City of London adopts the proposed Official Plan amendment (if applicable); or,
- iii. the Zoning By-law amendment is passed (if applicable),

the person or public body is not entitled to appeal the decision of the Approval Authority, or the Council of the City of London to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

PUBLIC MEETING:

The appropriateness of the proposed plan of condominium will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

FOR MORE INFORMATION:

For additional information, please contact Craig Smith at 519-661-2500 ext. 5924, referring to "File 39CD-15502/Z-8455", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

TO BE NOTIFIED:

If you wish to be notified of the decision of the Approval Authority in respect of this proposed plan of condominium, you must make a written request to the Manager of Development Services, City of London, P.O. Box 5035, London ON N6A 4L9.






If you wish to be notified of the adoption of the proposed Official Plan amendment (if applicable) or of the refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON. N6A 4L9.



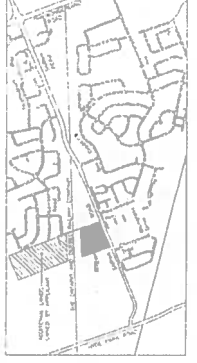
LOCATION MAP

Subject Site: 905 Sarnia Rd
 File Number: 39CD-15502
 Planner: Craig Smith
 Created By: Craig Smith
 Date: 2015-02-19
 Scale: 1:2500

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers





KEY PLAN
 NOT TO SCALE

DRAFT PLAN OF VACANT LAND CONDOMINIUM
 OF PART OF
LOTS 1, 2 AND 5
REGISTERED PLAN No. 48(C)
 IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX
 1941.1.1.3000
 SCALE IN METRES

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN ARE CORRECTLY SHOWN AND CORRECTLY DRAWN.

Pauline S. Baker
 15.10.2015
 LONDON, ONTARIO
 CHIEF SURVEYOR

OWNER'S CERTIFICATE:
 I HEREBY SUBMIT THIS DRAFT PLAN OF CONDOMINIUM

905 SARINA INC.
 15.10.2015
 LONDON, ONTARIO
 I MAKE THE AUTHORITY TO SIGN THE CONDOMINIUM

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

(A) AS SHOWN ON PLAN (B) AS SHOWN ON PLAN (C) AS SHOWN ON KEY PLAN (D) SHADY BIL. SHI. AND GRVEL. (E) RESIDENTIAL SINGLE FAMILY CONDOMINIUM UNITS (F) SEE CHANGERS SITE GRADING PLAN (G) AS SHOWN ON PLAN (H) ALL MUNICIPAL SERVICES AVAILABLE (I) AS SHOWN ON PLAN (J) UTILITY EXISTENCE AS SHOWN

UTM GRID NOTE:
 BEARINGS ARE U.T.M. GRID IN METRES (ORIGINAL) DERIVED FROM G.P.S. OBSERVATIONS AND DISTANCES ARE U.T.M. GRID IN METRES (ORIGINAL) DERIVED FROM G.P.S. OBSERVATIONS AND BEING REFERRED TO THE CENTRAL MERIDIAN OF THE U.T.M. ZONE 17 (EAST) (11483.32 METRES).

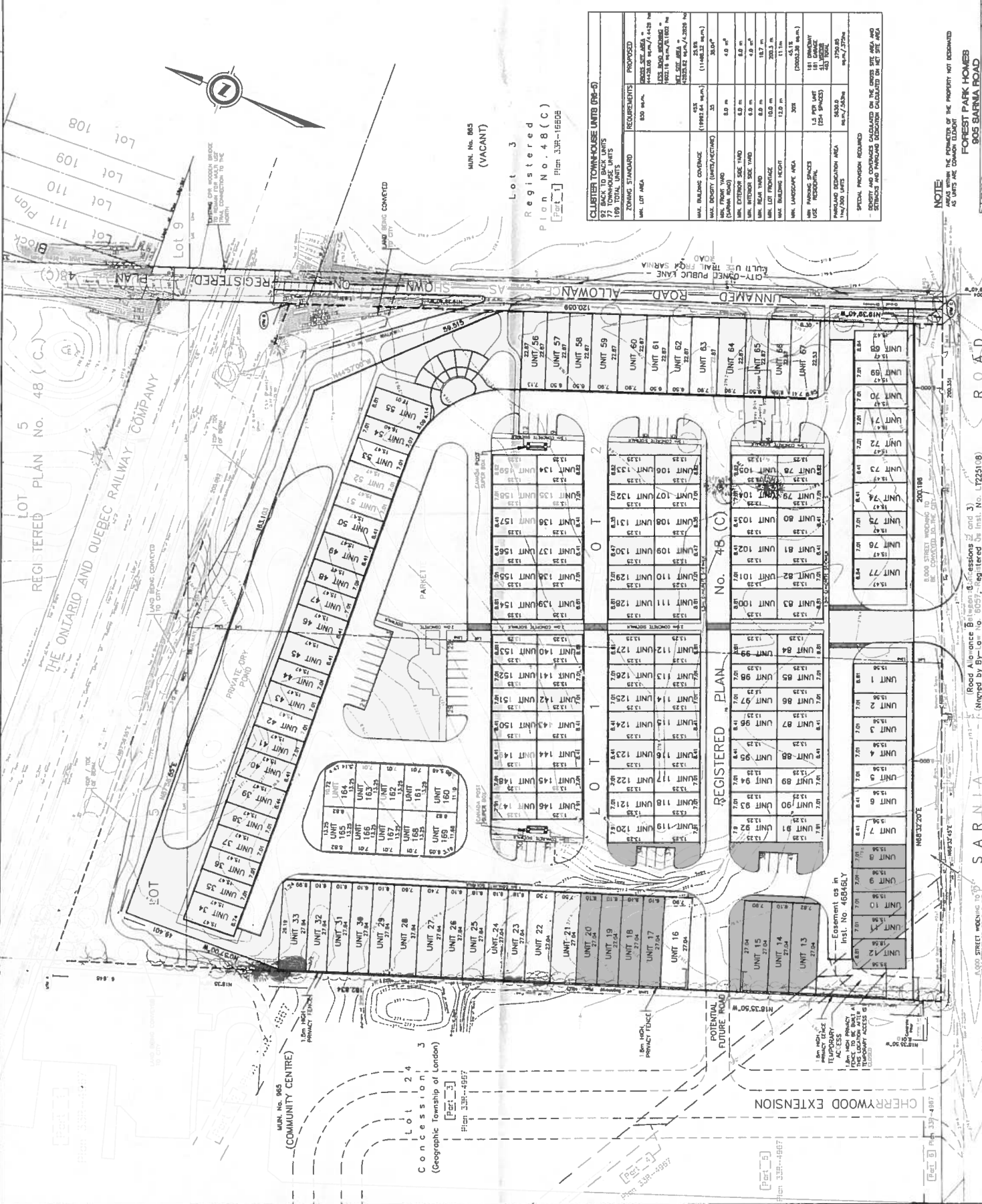
POINT ID	COORDINATES	EASTING	NORTHING
UTM A	429373.500	429373.500	4711524.200
UTM B	429373.500	429373.500	4711524.200
UTM C	429373.500	429373.500	4711524.200

METRICS:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

File No.
 Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 201____, this draft plan is approved under Section 51 of the Planning Act and Section 9 of the Condominium Act 1998/99 this _____ day of _____, 201____.

Subdivisions and Special Projects Approval Authority
 City of London

AGM
 ARCHIBALD, GRAY & BASKY LTD.
 905 SARINA INC.
 PLAN No. 48(C)
 RECEIVED BY
 JAN 30 2015
 CITY OF LONDON
 DEVELOPMENT SERVICES
 8-L-4607



CLUSTER TOWNHOUSE UNITS (TR-5)

REQUIREMENTS	PROPOSED
MIN. UNIT AREA	83.00 m ²
MIN. BUILDING COVERAGE	35%
MAX. DENSITY (UNITS/HECTARE)	35
MIN. FRONT YARD (PARKING ROAD)	6.0 m
MIN. EXTERIOR SIDE YARD (PARKING ROAD)	6.0 m
MIN. REAR YARD	6.0 m
MIN. UTILITY DEPTH	1.20 m
MIN. LANDSCAPE AREA	305 m ² (3002.38 sq. ft.)
MIN. PARKING SPACES	181 (MINIMUM)
USE	RESIDENTIAL (R-1)
MAXIMUM UNITS	119

SPECIAL PROVISION REQUIRED:
 DENSITY AND COVERAGE CALCULATED ON THE GROSS SITE AREA AND SETBACKS AND THROUGH DISTANCE CALCULATED ON NET SITE AREA.

NOTE:
 AREAS WITHIN THE FOOTPRINT OF THE PROPERTY NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

FOREST PARK HOMES
 905 SARINA ROAD
 LONDON, ONTARIO
 PLAN No. 48(C)
 RECEIVED BY
 JAN 30 2015
 CITY OF LONDON
 DEVELOPMENT SERVICES
 8-L-4607