



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

**London**  
CANADA

June 28, 2016

39CD-16509/Z-8644  
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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-8644. We are advising you of these applications to invite your comments and the comments of nearby property owners.

**APPLICANT:** Foxwood Development (London) Inc. c/o Jay McGuffin.

**LOCATION:** **Municipal Address:** 2870 and 2900 Tokala Trial

**Planning District:** Foxfield

**Watershed:** Snake Creek

**Assessment Roll Number:** 090450180030000

**PURPOSE AND EFFECT:** The purpose and effect of this application is to consider a proposed draft plan of vacant land condominium on 2900 Tokala Trial. The plan consists of 48 residential units on a private road, with access from Tokala Trial.

**PROPOSAL:** Consideration of a Vacant Land Plan of Condominium with 48 units in townhouse form 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. *\*For the lands under consideration, an application for Site Plan has not been received for this site a preliminary site plan is attached. Site Plan approval will be required prior to final condominium 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** a Holding Residential R6 (h\*h\*71\*h-100\*R6-1) Zone and a Holding Residential R6/ Neighbourhood Facility (h\*h-71\*h-100\*h-106\*R6-1/NF1) Zone which permits cluster single detached dwellings and neighbourhood facility uses such as public schools, places of worship and community centres **TO** a Holding Residential R5 (h\*h-71\*h-100\*R5-7) Zone and a Holding Residential R6/ Neighbourhood Facility (h\*h\*71\*h-100\*h-106\*R5-7/NF1) Zone to permit 48 townhouse dwelling units at a maximum density of 60 units per hectare and a maximum height of 12 metres.

The following existing holding provision will remain on the lands:

- The h Holding (h) Provision to ensure that a development agreement be entered with the City to the satisfaction of the City;
- The h-71 Holding Provision to ensure street oriented development;
- The h-100 Holding Provision to ensure the orderly development of lands and the adequate provision of municipal services; and
- The h-106 Holding Provision to ensure that the lands are consolidated with the lands to the east if the block is required as a future school site (2870 Tokala Trial only).

**PLANNING POLICIES:**

The Official Plan designates these lands "Multi Family Medium Density Residential" allowing cluster residential as the main permitted uses.

**HOW TO COMMENT:**

The site is presently within a "Residential R6-1" Zone, permitting cluster single detached dwelling uses.

Please call in, mail, fax or email your comments by **July 26, 2016** 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](mailto:joshmorgan@london.ca)) Ward 7 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.

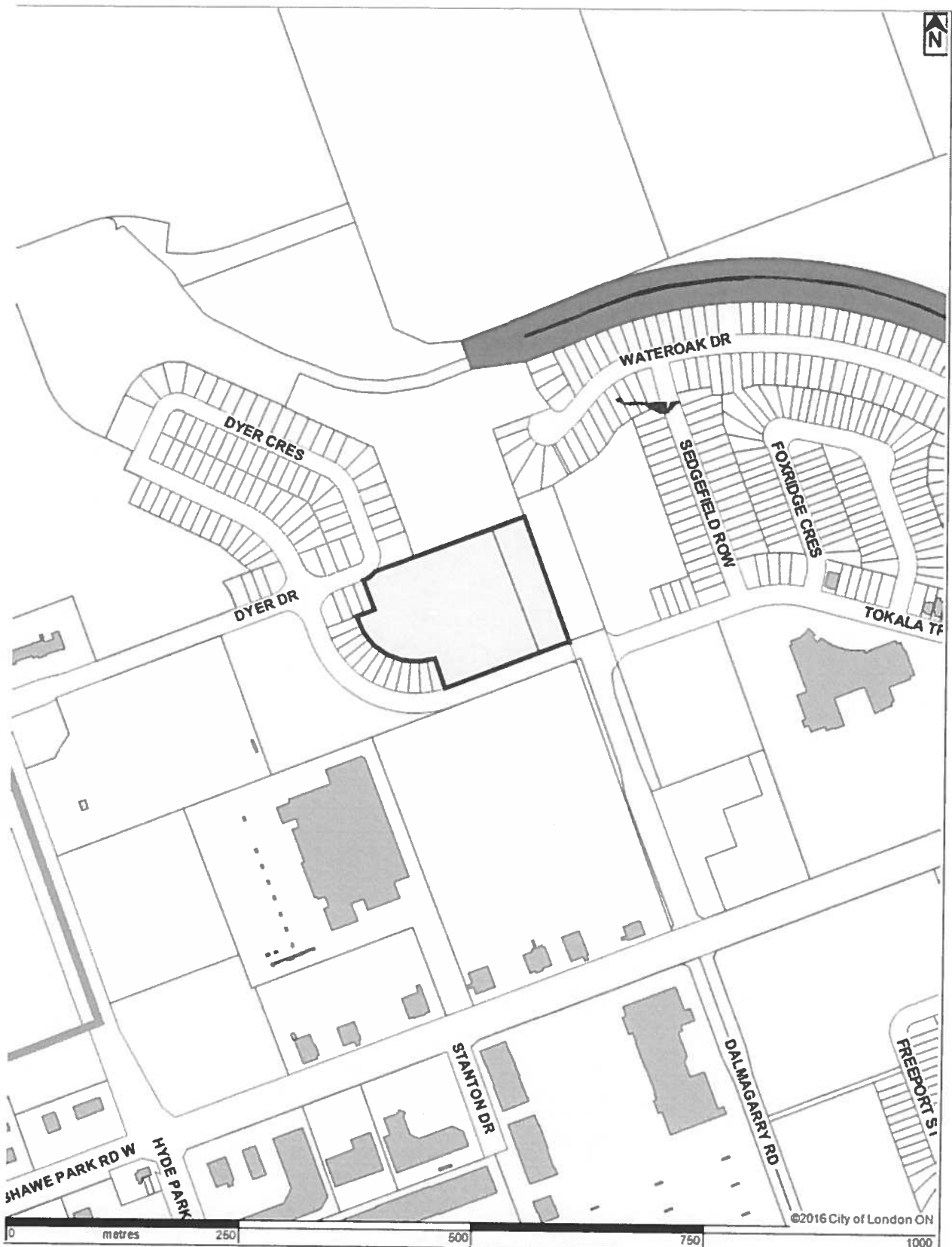
**FOR MORE INFORMATION:**

For additional information, please contact Craig Smith at 519-661-2500 ext. 5924, referring to "File 39CD-16509/Z-8644", 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.








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### LOCATION MAP

Subject Site: 2900 Tokala Trail  
 Applicant: Foxwood Developments (London) Inc.  
 File Number: 39CD-16509  
 Planner: Craig Smith  
 Created By: Craig Smith  
 Date: 2016-06-24  
 Scale: 1:5000

### LEGEND

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

Corporation of the City of London  
 Prepared By: Development and Compliance Services





Zone R6-7	Regulation	Proposed
Lot area	1000 sqm	120 sqm
Lot frontage	10m min.	10.0m
Front setback	5m min.	5.0m
Side setback	5m min.	5.0m
Back setback	5m min.	5.0m
Maximum height	10m min. with maximum 12m	10m
Lot coverage	20% max.	40%
Lot coverage	40% max.	20%
Building coverage	100% max.	100%
Number	1.0 (max 1 unit + 2)	10 (maximum 10)
Vehicle parking	1 Space / 2 units + 1	10 spaces
Number of units	2	10
Density	20 units/ha	20 units/ha

**PRELIMINARY**  
FOR DISCUSSION PURPOSES ONLY

TABLE 1.1.2

Zone R6-7	Regulation	Proposed
Lot area	1000 sqm	2.817 ha
Lot frontage	10m min.	10.0m
Front setback	5m min.	5.0m
Side setback	5m min.	5.0m
Back setback	5m min.	5.0m
Maximum height	10m min. with maximum 12m	10m
Lot coverage	20% max.	40%
Lot coverage	40% max.	20%
Building coverage	100% max.	100%
Number	1.0 (max 1 unit + 2)	10 (maximum 10)
Vehicle parking	1 Space / 2 units + 1	10 spaces
Number of units	2	10
Density	20 units/ha	20 units/ha

33R-17.4.7  
SC-100K BLOCK  
OWNED BY CHILDS  
SITE AREA = 2.817 Ha  
TOTAL = 84 Units

DALMAQUARRY ROAD