



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

London
CANADA

August 29, 2016

File Number 39CD-16513

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NOTICE OF APPLICATION for Approval of Draft Plan of Vacant Land Condominium

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 an application for Site Plan Approval. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT:	Sifton Properties Limited
LOCATION:	Municipal Address: 2619 Sheffield Boulevard Planning District: Old Victoria Planning Area Watershed: South Thames
PURPOSE AND EFFECT:	The purpose and effect of this application is to approve a Draft Plan of Vacant Land Condominium consisting of 30 residential units.
PROPOSAL:	The proposed draft plan consists of 30 single detached residential units to be registered as one condominium corporation. <i>(2619 Sheffield Boulevard is the subject of an application for Site Plan Approval – Application File No. SPA16-052)</i> 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. <i>[There are separate applications for Removal of Holding Provisions – File No. H-8622, and Minor Variance - File No. A.124/16]. These lands are also part of a related draft-approved plan of subdivision – File No. 39T-09502 / OZ-7692 - Sifton Properties Limited]</i>
PLANNING POLICIES:	The Official Plan designates these lands "Multi-family, Medium Density Residential" allowing multiple-attached dwellings, such as row houses or cluster houses and low-rise apartment buildings, as the main permitted uses. The site is presently within a " Holding Residential R5/R6/R8 Special Provision (h•h-71•h-100•R5-6(8)/R6-5(31)/R8-2(4)" Zone, permitting various forms of cluster housing, cluster townhouses and stacked townhouses, and low-rise apartments, as the main permitted uses, subject to removal of the holding provisions.
HOW TO COMMENT:	Please call in, mail, fax or email your comments by September 23, 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 <i>Municipal Act, 2001</i> , as amended, and the <i>Planning Act, 1990 R.S.O. 1990, c.P.13</i> 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 Jared Zaifman (City Hall Telephone Number: 519-661-2500 ext. 4014), 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.

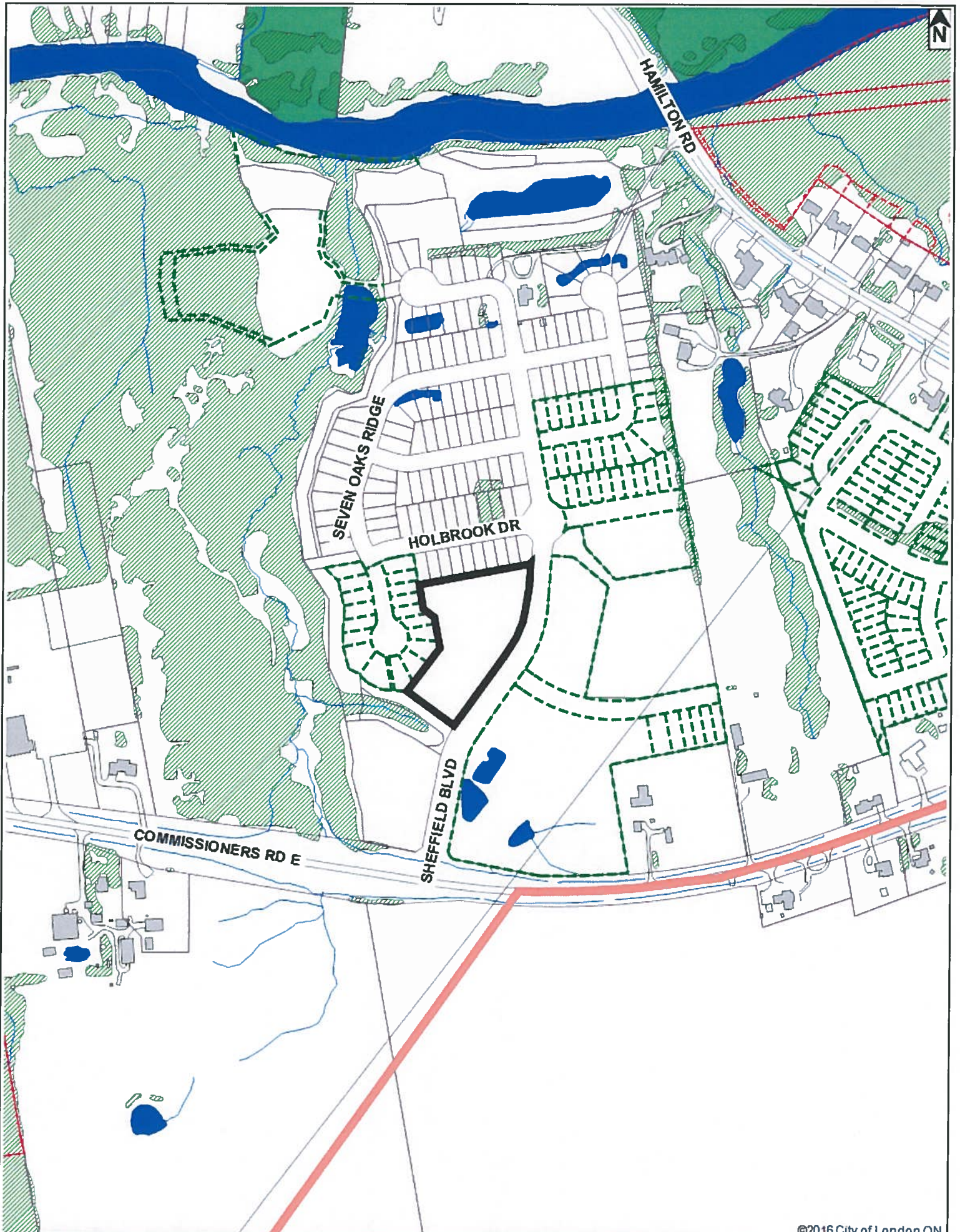
FOR MORE INFORMATION:

For additional information, please contact Larry Mottram at 519-661-2500 ext. 4866, referring to "File 39CD-16513", 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: 2619 Sheffield Boulevard
 Applicant: Sifton Properties Ltd.
 File Number: 39CD-16513
 Planner: L. Mottram
 Created By: LM
 Date: 2016-08-29
 Scale: 1:5000

LEGEND

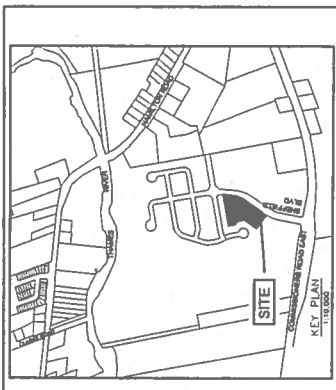
-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



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.

This _____ day of _____, 201____.



DRAFT PLAN OF VACANT LAND CONDOMINIUM
BLOCK 52, PLAN 33M-
 IN THE
CITY OF LONDON
 COUNTY OF MIDDLESEX
 SCALE 1:400
 10 0 10 20
 SCALE IN METRES

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED AS SHOWN AND THE SPACING RELATIONSHIP TO ADJACENT LOTS ARE ACCURATE AND CORRECTLY SHOWN.

[Signature]
 Surveyor
 City of London
 OFFICIAL LAND SURVEYOR

OWNER'S CERTIFICATE:
 WE HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
 SIFTON PROPERTIES LIMITED

[Signature]
 Vice President
 Sifton Properties Limited
 WE HAVE THE AUTHORITY TO BIND THE CORPORATION

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 PLAN
 (d) AS SHOWN ON PLAN (e) AS SHOWN ON PLAN (f) AS SHOWN ON PLAN
 (g) AS SHOWN ON PLAN (h) AS SHOWN ON PLAN (i) AS SHOWN ON PLAN
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 (s) AS SHOWN ON PLAN (t) AS SHOWN ON PLAN (u) AS SHOWN ON PLAN
 (v) AS SHOWN ON PLAN (w) AS SHOWN ON PLAN (x) AS SHOWN ON PLAN
 (y) AS SHOWN ON PLAN (z) AS SHOWN ON PLAN

SITE DATA

ZONE	H-7(1)-10/10-10(10/10-10(10/10-10)
PROPOSED USE	RESIDENTIAL
LOT AREA	1.28 Ha
REGULATION	REQUIREMENT AS SHOWN ON PLAN
FRONT AND REAR SIDE YARD	4.5m
REAR SIDE YARD	1.2m
FRONT SIDE YARD	6.0m
REAR SIDE YARD	6.0m
LANDSCAPED OPEN SPACE MINIMUM	0.23 Ha = 0.58
LOT COVERAGE MAXIMUM	0.48 Ha = 0.88
DENSITY UNITS PER Ha MAXIMUM	33.4
VEHICLE SPACES PER Ha MINIMUM	1 PER 10 UNITS = 3
VEHICLE SPACES PER Ha MAXIMUM	6

UTM GRID NOTE: 33QD 14510

Observed Reference Points (ORN) UTM Zone 17, MGRS
 (CONVERTED TO UTM COORDINATES)

POINT ID	EASTING	NORTHING
ORN 1	330827.31	4673333.68
ORN 2	330827.31	4673333.68
ORN 3	330827.31	4673333.68

COORDINATES SHOWN IN THESE PLANS ARE USED TO ESTABLISH CORRELATIONS BETWEEN THE DRAFT PLAN AND THE EXISTING SURVEY RECORDS.

METRIC:
 ALL METRIC DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

FAGM
 ARCHIBALD GRAY & BRYAN LTD.
 ARCHITECTS
 100 WATERLOO STREET, TORONTO, ONTARIO M5N 1B8
 PLAN NO.: 8-L-4896



NOTE:
 THE DIMENSIONS OF THE PROPERTY ARE SHOWN IN METRES.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

SHEFFIELD BOULEVARD, LONDON