

9TH REPORT OF THE

PLANNING AND ENVIRONMENT COMMITTEE

SPECIAL Meeting held on April 10, 2012, commencing at 3:00 PM, in the Committee Room No. 3, Second Floor, London City Hall.

PRESENT: Councillor B. Polhill (Chair), Councillors J.P. Bryant and D.G. Henderson and H. Lysynski (Secretary).

ABSENT: Councillors J.B. Swan and S. White.

ALSO PRESENT: Mayor J.F. Fontana, Councillor W.J. Armstrong, G. Kotsifas, J.M. Fleming, B. Henry, A. MacLean, D. Menard and J. Yanchula.

I. DISCLOSURES OF PECUNIARY INTEREST

1. None are disclosed.

II. CONSENT ITEMS

III. SCHEDULED ITEMS

IV. ITEMS FOR DIRECTION

2. Property located at 160 Sunningdale Road West (39T-11504/OZ-7991)

Recommendation: That, the following actions be taken with respect to the application of Tricar Developments Inc., relating to the property located at 160 Sunningdale Road West:

- a) the proposed attached by-law **BE INTRODUCED** at the Municipal Council meeting to be held on April 10, 2012 to amend the Official Plan to change the designation of lands fronting Sunningdale Road **FROM** Multi-Family Medium Density Residential" **TO** "Multi-Family High Density Residential" to permit low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses; **AND** to amend Schedule C of the Official Plan **TO ADD** two secondary collector roads;
- b) the Approval Authority **BE ADVISED** that height issues were raised at the Planning and Environment Committee public meeting with respect to the application for draft plan of subdivision of Tricar Developments Inc. relating to the property located at 160 Sunningdale Road West;
- c) the Approval Authority **BE ADVISED** that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, as submitted by Tricar Developments Inc. (File No. 39T-11504 prepared by Stantec Consulting Inc., certified by Brian Campbell, OLS, as redline revised which shows 101 single detached residential lots, one(1) medium density residential block and one (1) medium/high density residential block, road widening and reserve blocks, served by four (4) new streets and the extensions of Pelkey Road and Callingham Drive, **SUBJECT TO** the conditions contained in the attached Appendix "39T-11503";
- d) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on April 10, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan, as amended in part (a) above) to change the zoning of the subject property **FROM** a Urban Reserve (UR3) Zone which permits uses such as existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities; kennels; private outdoor recreation clubs; and riding stables **TO a:**

- Holding Residential R1 (h. h-100 R1-5) Zone to permit single detached dwellings on lots with a minimum frontage of 12.0 metres (39.37 feet) and a minimum lot area of 415 square metres (4,467.17 square feet);
 - Holding Residential R1 (h. h-100 R1-6) Zone to permit single detached dwellings on lots with a minimum frontage of 15.0 metres (49.2 feet) and a minimum lot area of 450 square metres (4844 square feet);
 - Holding Residential R1 (h. h-94 h-100 R1-6) Zone to permit single detached dwellings on lots with a minimum frontage of 15.0 metres (49.2 feet) and a minimum lot area of 450 square metres (4844 square feet);
 - Holding Residential R5/Residential R6 (h. h-53 h-100 h-108 R5-4/R6-4) Zone to permit cluster townhouse and cluster stacked townhouse dwellings at a maximum density of 40 units per hectare (16.2 units per acre) and a maximum height of 12.0 metres (39.37 feet); and cluster housing which includes single detached dwellings, semi-detached dwellings, and duplex dwellings at a maximum density of 30 units per hectare (12.15 units per acre) and a maximum height of 10.5 metres (34.45 feet);
 - Holding Residential R4 (h. h-100 R4-6) Zone to permit street townhouses on lots with a minimum frontage of 5.5 metres (18 feet) and a minimum lot area of 160 square metres (1,722.28 square feet); and a
 - Holding Residential R9 (h. h-100 h-119 R9-7 (□) H48) Zone to permit apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings and continuum-of-care facilities at a maximum density of 150 units per hectare (61 units per acre) and a maximum height of 48 metres (157.5 feet) with a special provision for a 0.0 metre building setback from Sunningdale Road;
- e) the h-119 holding provision **BE REMOVED** after a development agreement between the applicant and the City has been entered into which is consistent with the conceptual site plan and elevations attached as Appendix "C" which incorporates the following Urban Design Criteria:
- a podium base with a substantial step back from the podium face to the face of the building shaft;
 - the podium base orientated to pedestrian interest along Sunningdale Road West, consisting of high portion of glazing;
 - the top 4 storeys of the building shaft are to step back from the easterly and westerly elevations and the top storey will also step back from the northerly and southerly elevations;
 - a mixtures of glass/ window wall and other surface finishes on building shaft; and,
 - a roofline change in the height in the podium section between the high-rise buildings;
- f) the request to amend Zoning By-law No. Z.-1 to change the zoning of a portion of the subject property **FROM** an Urban Reserve (UR3) Zone **TO** a Residential R1 (R1-5) Zone to permit single detached dwellings on lots with a minimum frontage of 12.0 metres (39.37 feet) and a minimum lot area of 415 square metres (4,467.17 square feet); **BE REFUSED** for the following reason:
- an agreement has been reached between the applicant and existing residents to the south to eliminate a portion of the R1-5 Zone and to apply a R1-6 zone which provides for lots which are more in keeping with the lot fabric in the existing neighbourhood;

- g) Section 4.21 of Road Allowance Requirements – Specific Roads of the Z-1 By-law **BE AMENDED** to add Callingham Drive (within this plan) and Street "A" as Secondary Collector Roads;

it being noted that the Planning and Environment Committee received the following attached communications with respect to this matter:

- a) Chris Callahan, by e-mail; and,
- b) Jason Enright, 2139 Quarrier Road, by e-mail.

3. Heritage Designation - 1576 Richmond Street

Recommendation: That, notwithstanding the recommendation of the Director, Land Use Planning and City Planner the proposed designation of the property located at 1576 Richmond Street **BE DENIED**;

it being also noted that the Planning and Environment Committee heard a verbal presentation from A.R. Patton, Patton, Cormier & Associates and received the attached communication, dated April 5, 2012, from M. Doornbosch, Zelinka Priamo Ltd., with respect to this matter. (2012-D13-00)

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. ADJOURNMENT

The meeting adjourned at 3:48 p.m.

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. C.P.-1284(inserted by Clerk's Office)

A by-law to amend the Official Plan for the
City of London, 1989 relating to 160
Sunningdale Road West.

The Municipal Council of The Corporation of the City of London enacts as
follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13.*

PASSED in Open Council on April 10, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - April 10, 2012
Second Reading - April 10, 2012
Third Reading - April 10, 2012

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Multi-Family Medium Density Residential to Multi-Family High Density Residential on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To add two new secondary collector roads to Schedule C of the Official Plan for the City of London .

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located 160 Sunningdale Road West in the City of London.

C. BASIS OF THE AMENDMENT

When considering designating lands multi-family high density residential issue such as compatibility, availability of services, transportation impacts, buffering, and proximity to transit services and shopping must be examined.

The subject lands are 3.4 hectares in size. The applicant is proposing two 14 storey, high density residential buildings fronting Sunningdale Road and three storey street townhousing along the Callingham Drive frontage. The existing lands uses immediately abutting this proposed high density block are: future low density residential to the south, medium density residential to the west(in the Sunningdale Meadows draft plan-39T10502) future medium density residential designated lands to the east and future medium density development to the north. There is also an existing single detached residential development approximately 400 metres to the south. Given the absence of development in the immediate area, the proposed high density development should not have a significant impact on surrounding land uses. The applicant is proposing to develop the high rise development with reduced setbacks (0.0 metres) to Sunningdale Road which will increase the separation from the existing single detached uses along Quarrier Road. Increased density at this location will also assist in sustaining the proposed commercial development within the Richmond North Subdivision(immediately to the north). The street townhouse component of this development provides for a transition to the future (and existing) residential uses to the south.

The developer will be required as a condition of draft approval to confirm that there is sufficient sanitary servicing capacity for this development. A holding provision will be applied to the zoning of this block (and the entire plan) to ensure that downstream sanitary and stormwater management systems are constructed and operational to service this development. A traffic study will be required at the time of Design Studies (post draft approval) to address any potential traffic impacts associated with this development.

The LTC have advised that transit service is planned for Callingham Drive and Street 'A'. The specific route design timing of service implementation and the level of transit service provided is subject to an assessment of potential demand generated by the proposed and adjacent developments. As previously noted the proposed high density block is located adjacent to the Community Commercial Node (in the Richmond North Subdivision immediately across Sunningdale Rd) and as a result future residents will have convenient access to shopping facilities. Based on the above analysis the proposed amendment to the Official Plan to change the designation of this block from multi-family medium density residential to multi-family high density residential is considered appropriate.

The applicant proposes two new secondary collector roads – the extension of Callingham Drive (from the west) and the addition of a new road connection to align with Village Walk Boulevard on the north side of Sunningdale Rd W. It is appropriate to designate this portion of Callingham Drive as a collector road given the proposed medium and high density residential uses proposed on the north side of this street abutting Sunningdale Rd W. Also this road will extend to connect with the proposed collector road system already approved (as identified on Schedule C of the Official Plan) on adjacent lands to the east. The proposed north/south collector road (which is to align with Village Walk Boulevard) is appropriate as it will assist in providing proper traffic circulation through this subdivision and the Richmond North subdivision. The proposed addition of these secondary collector roads is considered appropriate.

D. THE AMENDMENT

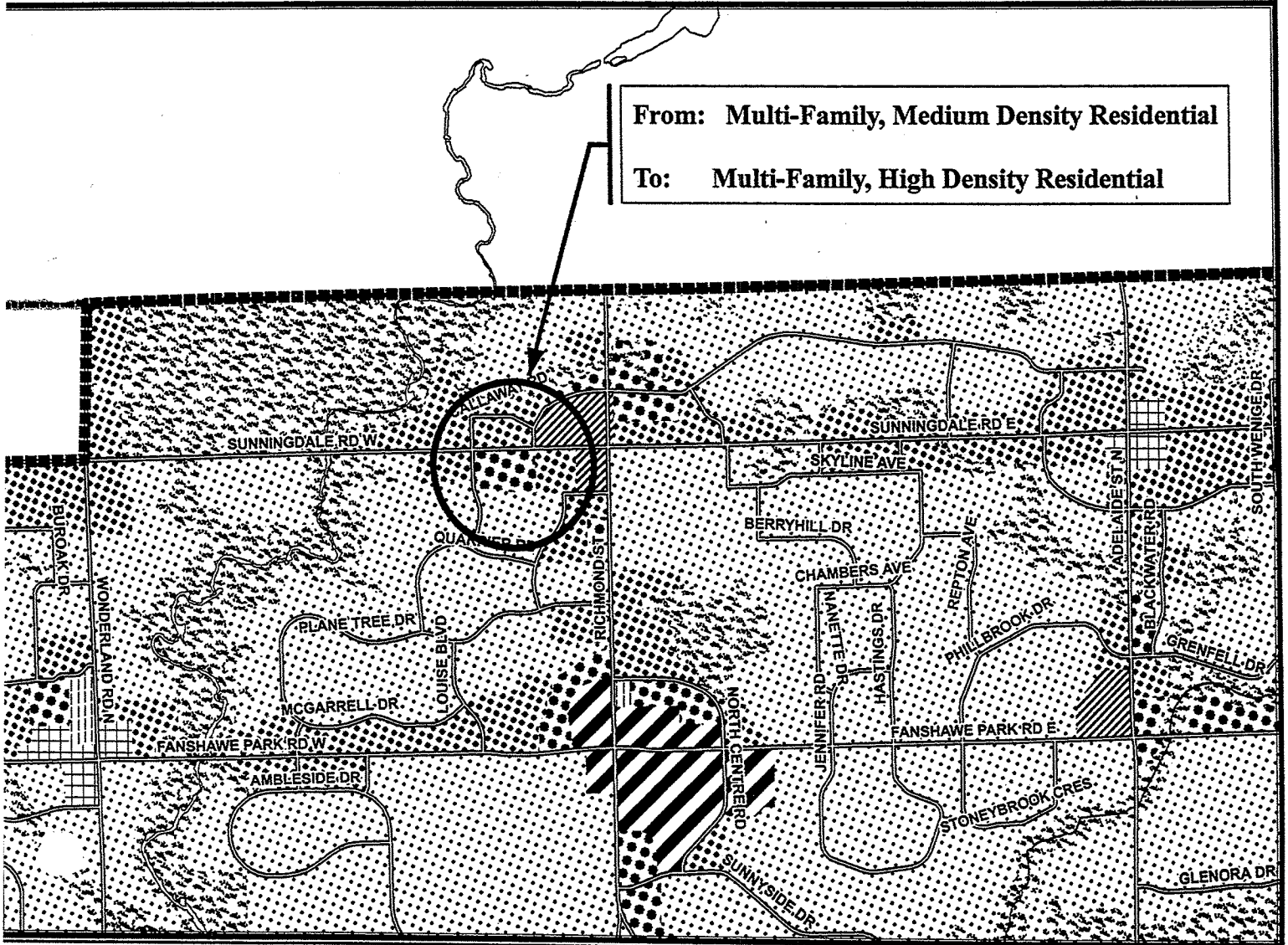
The Official Plan for the City of London is hereby amended as follows:

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 160 Sunningdale Road West in the City of London, as indicated on "Schedule 1" attached hereto from Multi-Family Medium Density Residential to Multi-Family High Density Residential.
2. Schedule "C", to the Official Plan for the City of London is amended by adding two new secondary collector roads.

AMENDMENT NO:

From: Multi-Family, Medium Density Residential

To: Multi-Family, High Density Residential



Legend

- | | |
|--|-----------------------------------|
| Downtown Area | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement |
| Low Density Residential | Environmental Review |
| Office Area | Agriculture |
| Office/Residential | Urban Growth Boundary |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



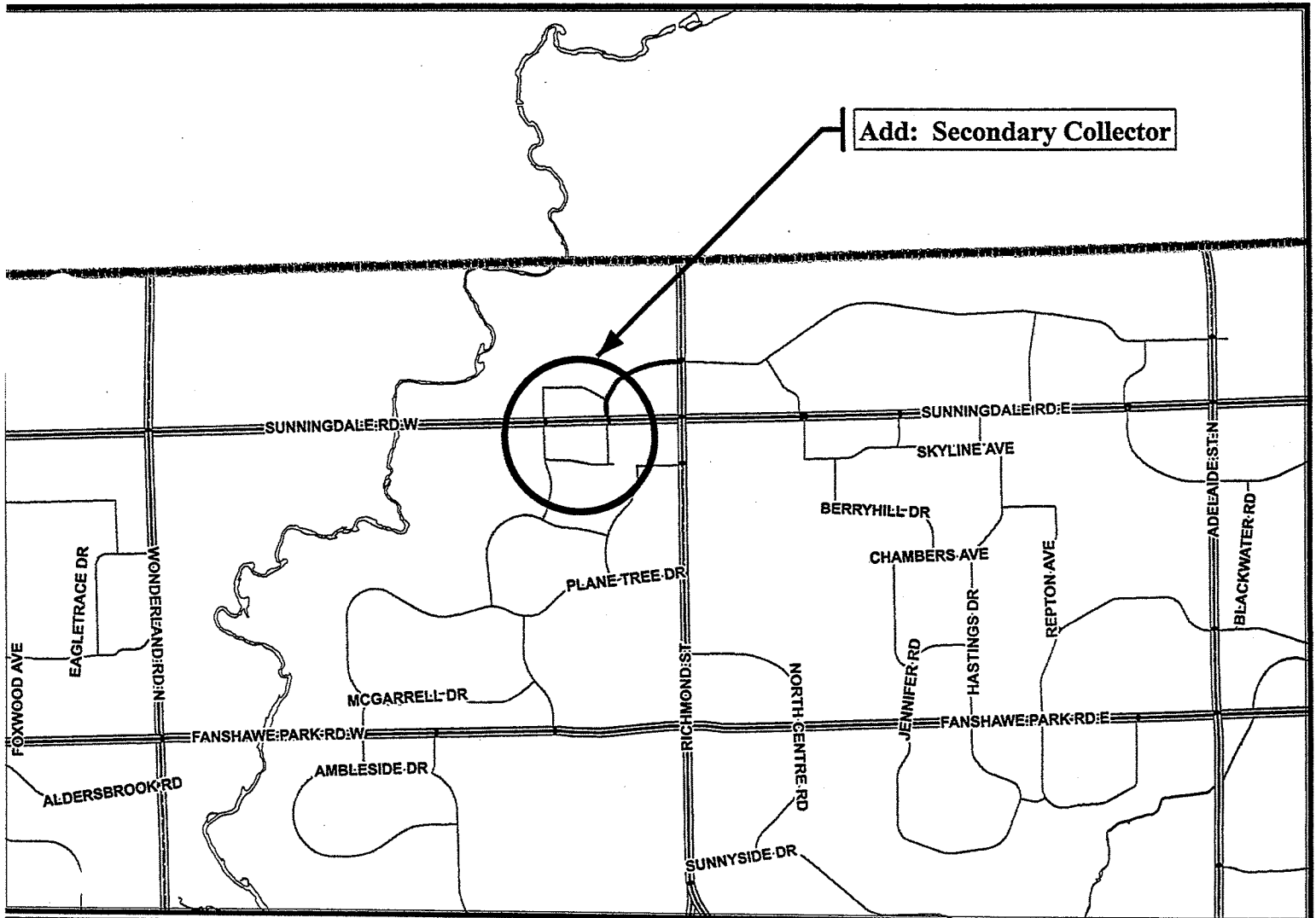
FILE NUMBER: 39T-11504, OZ-7991

PLANNER: AM

TECHNICIAN: DT

DATE: March 16, 2012

AMENDMENT NO:



Legend

ROAD CLASSIFICATION

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

PROPOSED ROAD CORRIDOR

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE 2
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 39T-11504, OZ-7991

PLANNER: AM

TECHNICIAN: DT

DATE: March 16, 2012

APPENDIX 39T- 11504
(Conditions to be included for draft plan approval)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-11504 ARE AS FOLLOWS:

NO.	CONDITIONS
Standard	
1.	This draft approval applies to the draft plan submitted by Tricar Developments Inc. (File No. 39T-11504 prepared by Stantec Consulting Ltd., certified by Brian Campbell, OLS (dated October 27, 2011), <u>as redline revised</u> which shows 101 single detached residential lots, one(1) medium density residential block and one (1) medium/high density residential block, road widening and reserve blocks, served by four (4) new streets and the extensions of Pelkey Road and Callingham Drive.
2.	This approval of the draft plan applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3.	The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4.	The Owner shall within 90 days of draft approval submit proposed street names for this subdivision to the City.
5.	The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
6.	Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7.	Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8.	The Owner shall enter into a subdivision agreement and shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
9.	The required subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
10.	Phasing of this subdivision (if any) shall be to the satisfaction of the City.
11.	Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
12.	For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner

without detailed review by the City.

13. Prior to final approval for the registration of any phase of the subdivision by the Approval Authority, the City is to be advised in writing by the Finance Department, City of London that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
14. The Owner shall obtain and submit to the City a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. The Owner shall not grade or disturb soils on the property prior to the release from the Ministry of Culture.
15. The Owner shall not commence construction or installations of any services (e.g. clearing or servicing of land) involved with this plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (e.g. Ministry of the Environment Certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking, Crown Land, navigable waterways; approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of Environment, City; etc.)

Sanitary

16. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
 - i) Provide a sanitary drainage area plan, identifying the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii) Provide an updated sanitary design sheet for the adjacent plan of subdivision to the west to confirm that there is adequate capacity in the downstream sewers to serve this plan (including the high density Block 120), to the satisfaction of the City.
 - iii) Provide an analysis which shall indicate the water table level of lands within this plan with respect to the depth of the sanitary sewers and an evaluation of additional measures, if any, which will need to be undertaken in the design and construction of the sewers to ensure that the sewer will meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407. Any required measures shall be identified in the engineering drawings for the subdivision.
17. In accordance with City standards or as otherwise required by the City, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
 - i) Construct sanitary sewers to serve this Plan and connect them to the proposed municipal sewer system, namely, the proposed 200 mm (12") diameter sanitary sewer located on Callingham Drive at Meadowlands Way located within draft plan of subdivision 39T-10502 and the existing 200 mm (12") diameter sanitary sewer on Pelkey Road, located in Plan 33M-465. If the subject plan develops in advance of subdivision file 39T-10502, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of the outlet sewers situated on private lands outside this plan and shall provide satisfactory easements to the City, as necessary, all to the specifications of the City
 - ii) Construct sewers within this plan at an appropriate size and depth to accommodate flows from upstream lands which are tributary to this system and external to this plan;
 - iii) Construct private services to connect Lots 1 to 14 to the proposed sanitary sewer on Meadowlands Way or make arrangements for these works to be completed with the owner of the adjacent lands.

18. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall:
- i) Throughout the duration of construction within this draft plan of subdivision, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City;
 - ii) Not allow any weeping tile connections into the sanitary sewers within this Plan; and
 - iii) Following construction, have its consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407. Also, if requested, the Owner shall permit the City to undertake smoke testing of the sanitary system at any time prior to assumption of the subdivision.
19. Prior to registration of this Plan, the Owner shall obtain consent from the City to reserve capacity at the Greenway/Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

Storm and Stormwater Management

20. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Letter/Report of Confirmation to address the following:
- i) Identify the storm/drainage and SWM servicing works for the subject lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Identify major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii) Develop an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This Plan is to include measures to be used during all phases on construction; and
 - iv) Implement SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City.
21. In accordance with City standards or as otherwise required by the City, the Owner shall complete the following for the provision of stormwater services for this draft plan of subdivision:
- i) Construct storm sewers, in compliance with the Medway Creek Subwatershed Study, and connect them to the municipal storm sewer system, namely, the 1500 mm (60") diameter storm sewer located on Callingham Drive which will outlet to the Regional Sunningdale SWM Facility 4 on Part 7, Reference Plan 33R-13891 and the existing 1050 mm (42") diameter storm sewer located on Pelkey Road in

Plan 33M-465. If the subject plan develops in advance of the subdivision to the west of this plan (39T-10502), the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of the outlet sewers situated on private lands outside this plan and shall provide satisfactory easements to the City, as necessary, all to the specifications of the City

- ii) Construct private services to connect Lots 1 to 14 to the proposed storm sewer on Meadowlands Way or make arrangements for these works to be completed with the owner of the adjacent lands.
- iii) Grade and drain the west boundary of Lots 1 to 15 to blend in with the abutting road (Meadowlands Way) in Plan 39T-10502, to the satisfaction of the City, at no cost to the City.
- iv) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan, all to the specifications of the City Engineer; and
- v) Construct and implement erosion and sediment control measures as accepted in a Storm/Drainage and a SWM Servicing Letter/Report of Confirmation for these lands satisfactory to the City and the Owner shall correct any deficiencies of the erosion and sediment control measures that should occur forthwith.

22. The above-noted Storm/Drainage and SWM Servicing Letter/Report of Confirmation submission prepared by the Owner's consulting professional engineer shall be in accordance with the recommendations and requirements of the following:

- i) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study and any addendums/amendments;
- ii) The accepted Schedule 'B' Municipal Class EA for Storm/Drainage and Stormwater Management Servicing Works for Sunningdale Area Storm Drainage and Stormwater Management servicing for Undeveloped Lands and any addendums/amendments;
- iii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
- iv) The approved Functional Stormwater Management Plan for Sunningdale SWM Facility 4 or any updated Functional Stormwater Management Plan;
- v) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
- vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
- vii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
- viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

23. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall complete the following:

- i) For lots and blocks in this plan or as otherwise approved by the City, all internal and downstream storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer; and

- ii) Construct and have operational the major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
24. Prior to acceptance of engineering drawings, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
25. The Owner shall provide security in the amount of \$60,000 to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City Engineer approval procedure and criteria. In the event of failure to properly implement and maintain the required ESCP, the ESCP security will be used to undertake all necessary clean-up work for the Sunningdale SWM Facility 4, all to the satisfaction of the City Engineer.

Watermains

26. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information:
- i) A water servicing report which addresses the following:
 - Reflect the proposed population information proposed for Block 120
 - Identify external water servicing requirements;
 - Confirm capacity requirements are met;
 - Identify need to the construction of external works;
 - Identify the effect of development on existing water infrastructure
 - identify potential conflicts;
 - Water system area plan(s)
 - Water network analysis/hydraulic calculations for subdivision report;
 - Phasing report;
 - Oversizing of watermain, if necessary and any cost sharing agreements.
 - ii) To address water quality requirements for the watermain system by the use of the following:
 - design calculations which demonstrate there is adequate water turnover to maintain water quality; and/or
 - the use of valving to shut off future connections which will not be used in the near term; and/or
 - the use of automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or
 - make suitable arrangements with Water Operations for the maintenance of the system in the interim.
27. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing Uplands Pumping Station high level water distribution municipal system, namely, the 200 mm (8") diameter watermain on Callingham Drive at west limit of this plan , the proposed 200 mm (8") diameter watermain on Bradwell Chase at Meadowlands Way (39T-10502) at the west limit of this plan, the 300 mm (12") diameter watermain on Sunningdale Road West at Street 'A' and the existing 300

mm (12") diameter watermain on Pelkey Road at Quarrier Road. If the subject plan develops in advance of the subdivision to the west of this plan (39T-10502), the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of the watermains situated on private lands outside this plan and shall provide satisfactory easements, as necessary, all to the specifications of the City

- ii) Construct water services to connect Lots 1 to 14 to the proposed watermain on Meadowlands Way or make arrangements for these works to be completed with the owner of the adjacent lands.

28. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations of the Water Servicing Report noted in condition 26 i) to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.

General Servicing

29. In conjunction with Design Studies submission, the Owner shall have his consulting engineer submit a plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to condominiums/townhouses indicated on Callingham Drive as part of Block 120. It will be a requirement to provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services in a manner accepted to the City of London and other utilities.

Transportation

30. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a proposed layout of Street 'D', including but not limited to the right-of-way requirements, road requirements, island dimensions, landscaping, accesses, servicing, utilities and land requirements, to the specifications of the City.
31. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0 metre road widths – Street 'B' and Street 'C'), all to the satisfaction of the City. The road shall be equally aligned from the centreline.
32. The Owner shall align:
 - the right-of-way of Street 'A' in this plan with Villagewalk Boulevard to the north of this plan in Plan 33M-633, based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, to the satisfaction of the City;
 - the 21.5 metre right-of-way of Callingham Drive in this plan with Callingham Drive to the west of this plan in Plan 39T-10502, based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, to the satisfaction of the City;
 - the right-of-way of Street 'C' in this plan with Bradwell Chase to the west of this plan in Plan 39T-10502, based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, to the satisfaction of the City; and,

- the right-of-way of Pelkey Road in this plan with Pelkey Road in Plan 33M-465 at the south easterly limit of this plan, based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, to the satisfaction of the City.

33. The Owner shall construct Street 'A', Pelkey Road and Callingham Drive to fully-serviced secondary collector road standards, to the satisfaction of the City Engineer.
34. The Owner shall ensure a minimum of 5.5 metres (18') will be required along the curb line between the projected property lines of irregular shaped lots around all bends on streets in this plan, including around the cul-de-sacs, to the satisfaction of the City.
35. Access to lots and blocks adjacent to gateway treatments shall be restricted to rights-in and rights-out only.
36. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide a conceptual design layout and alignment of the proposed gateway design on Street 'A'.
37. The Owner shall install temporary street lighting (to be determined at the design studies stage) at the intersection of Street 'A' and Sunningdale Road West, to the specifications of the City Engineer, at no cost to the City.

Sidewalks/Bikeways

38. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
 - i) Street 'A'
 - ii) Pelkey Road
 - iii) Callingham Drive
39. The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
 - i) Street 'C' – outside boulevard (south, east and north boulevard)
 - ii) Street 'B' – west boulevard
 - iii) Street 'B' – east boulevard from Callingham Drive to Street 'C'

40. The Owner shall construct the pedestrian walkway on Block 121 to the "City Standard for Pedestrian Walkways" in accordance with City requirements and standards, to the satisfaction of the City Engineer.
41. The Owner shall install walkway lighting on the walkway to the satisfaction of the City Engineer.

Street Lights

42. The Owner shall install street lighting on all streets in this plan to the satisfaction of the City Engineer, at no cost to the City.

Boundary Road Works

43. In conjunction with the Design Studies submission, the Owner shall complete the following:

- i) update the transportation impact assessment submitted with the plan of subdivision, to the satisfaction of the City Engineer. The Owner shall undertake any recommendations of the assessment as required by the City, to the satisfaction of the City and at no cost to the City.
 - ii) the Owner shall have its consulting engineer provide a layout of the proposed left turn lane for the City's review and acceptance
44. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct a left turn lane on Sunningdale Road W. at Street 'A' with sufficient storage and taper to accommodate traffic anticipated by the full build out of the area, to the satisfaction of the City.
45. The Owner shall use the centreline profile for Sunningdale Road W. that was developed for the Sunningdale Road Environmental Assessment for site grading purposes, to the satisfaction of the City Engineer.
- The Owner shall have the common property line of Sunningdale Road West graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.
46. The Owner shall make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.

Road Widening

47. The Owner shall dedicate sufficient land to widen Sunningdale Road West to 18.0 metres (59.06') from the centreline of the original road allowance.
48. The Owner shall dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Street 'A' with Sunningdale Road West in accordance with the Z-1 Zoning By-law, Section 4.24.

Traffic Calming

49. In conjunction with the Design Studies submission, the Owner shall have its professional engineer propose traffic calming measures along Callingham Drive, including parking bays, curb extensions and other measures, to the satisfaction of the City.
50. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct traffic calming measures along Callingham Drive, including parking bays, curb extensions and other measures, to the satisfaction of the City.
51. The Owner shall address at the Design Studies stage how the driveway for Lot 1 will not be conflict with the roundabout diverter islands.

Construction Access/Temporary/Second Access Roads

52. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West via Street 'A' or Meadowlands Way or other routes as designated by the City Engineer.
53. The Owner shall not remove the existing barricade on Pelkey Road in Plan 33M-465 at the south limit of this plan until such time as Pelkey Road is constructed to base asphalt, to the satisfaction of the City.
54. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to

the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have its contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.

55. The Owner shall construct a temporary turning facility for vehicles at the following locations:

- i) Pelkey Road – northeast limit
- ii) Street 'C' – west limit, if lands to the west are not developed

to the specifications of the City.

56. Temporary turning circles for vehicles shall be provided to the City as required by the City Engineer, complete with any associated easements and/or security and barricades. When the temporary turning circles(s) are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.

GENERAL CONDITIONS

57. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.

58. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream and dependant external works must be completed and operational in accordance with approved design criteria and accepted drawings, all to the specification and satisfaction of the City.

59. In the event that relotting of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.

60. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City.

61. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements to the City along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the Plan.

62. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

Prior to connection being made to an unassumed service, the following will apply:

- i) In the event discharge is to unassumed services, the unassumed services must be completed and conditionally accepted by the City;
- ii) The Owner must provide a video inspection on all affected unassumed sewers;

Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.

63. With respect to any services and/or facilities constructed in conjunction with this Plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.
64. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City and Chief Building Official immediately, and if required by the City and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the Plan.

65. The Owner's professional engineer shall provide inspection services for all work during construction by it's professional engineer for all work to be assumed by the City, and have it's professional engineer supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City.
66. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.
67. The Owner shall have it's professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
68. In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, to the satisfaction of the City. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction.
- Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.
69. The Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.

70. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall complete the following:
- i) Submit a phasing plan, all to the specifications and satisfaction of the City.
 - ii) If any temporary measures are required in conjunction with the phasing, these temporary measures shall be constructed to the specifications and satisfaction of the City, at no cost to the City.
 - iii) Identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, to the satisfaction of the City.
71. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
72. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
73. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
74. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
75. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.
76. In conjunction with the Design Studies for the phase containing lots 73 and 74, the Owner must illustrate how proper access to these lots can be achieved, all to the satisfaction of the City.
77. The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on corner lots flanking collector roads in this Plan, are required to have a side entry garage, with driveway access from the local street, a main entry of the home which fronts the collector road and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the collector road. Further, the owner shall obtain approval of their proposed design from the Manager of Community Planning and Design prior to any submission of an application for a building permit for corner lots with an exterior sideyard abutting the collector roads in this Plan.

APPENDIX "B"

Bill No. (number to be inserted by Clerk's Office)
insert year

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located 160
Sunningdale Road West.

WHEREAS Tricar Developments Inc. have applied to rezone an area of land located at 160 Sunningdale Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 160 Sunningdale Road West, as shown on the attached map, from an (Urban Reserve (UR3) Zone to a Holding Residential R1 (h. h-100 R1-5) Zone; a Holding Residential R1 (h. h-100 R1-6) Zone; a Holding Residential R1 (h. h-94 h-100 R1-6) Zone; a Holding Residential R5/Residential R6 (h. h-53 h-100 h-108 R5-4/R6-4) Zone; a Holding Residential R4 (h. h-100 R4-6) Zone; and a Holding Residential Special Provision R9 (h. h-100 h-119 R9-7() H48) Zone.

- 1) Section 4.21 "ROAD ALLOWANCE REQUIREMENTS - SPECIFIC ROADS" is amended by adding the following streets:

Street	From	To	Street Classification	Limit of Rd. Allowance (Measured from Centreline)
Callingham Dr.	Meadowlands Way	East limit of Plan 39T-11504	Secondary Collector	10.75m(35 feet)
Street "A"	Sunningdale Road	Callingham Dr	Secondary Collector	10.75m(35 feet)

- 2) Section Number 13.4 of the Residential R9 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

g) R9-7 Zone Variation

xx) R9-7 ()

a) Regulations

Front yard depth to Sunningdale Road for the first 3 storey's 0.0 m minimum

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

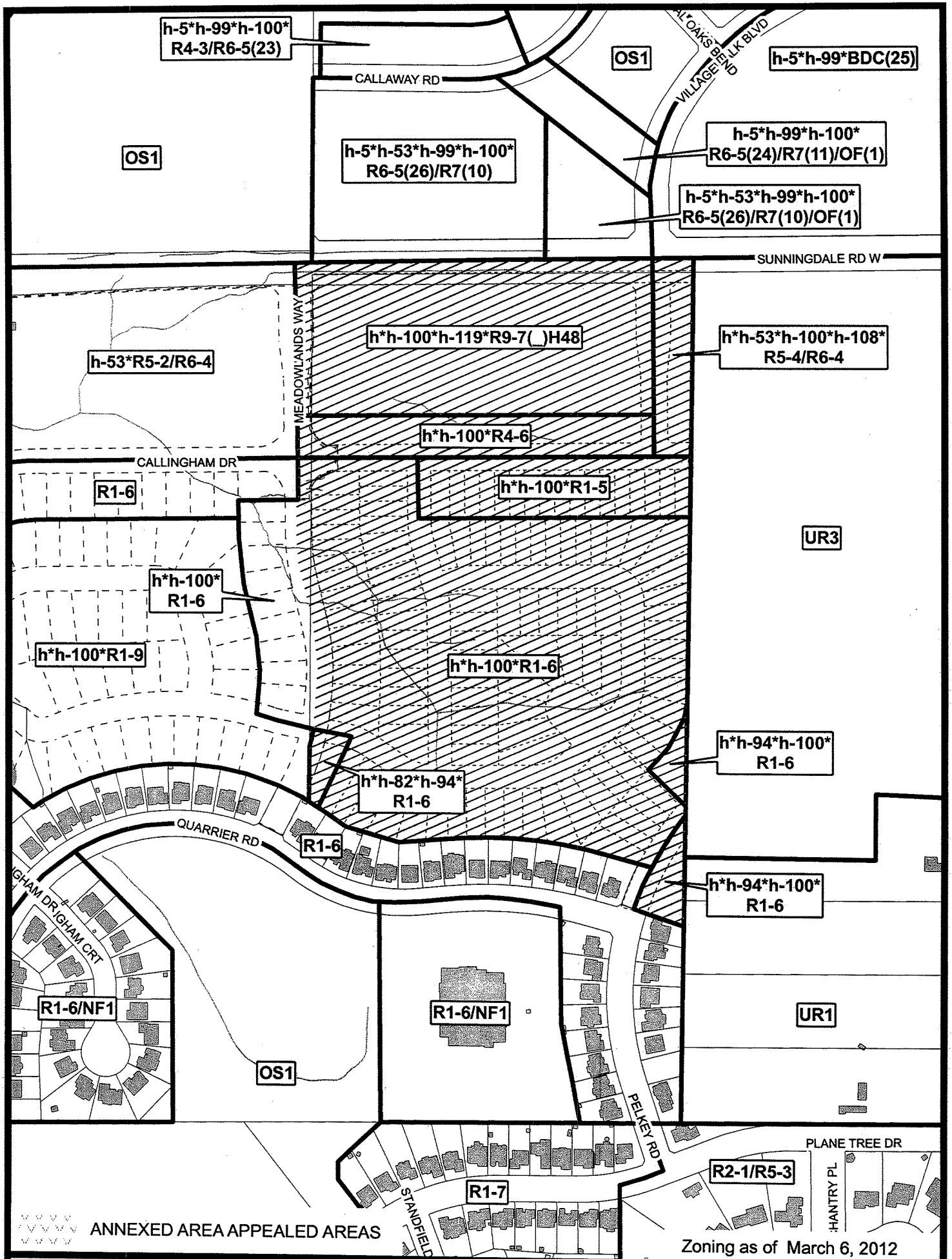
PASSED in Open Council on April 10, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk


First Reading - April 10, 2012
Second Reading - April 10, 2012
Third Reading - April 10, 2012

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




Zoning as of March 6, 2012

File Number: 39T-11504, OZ-7991
 Planner: AM
 Date Prepared: March 15, 2012
 Technician: DT
 By-Law No: Z.-1-

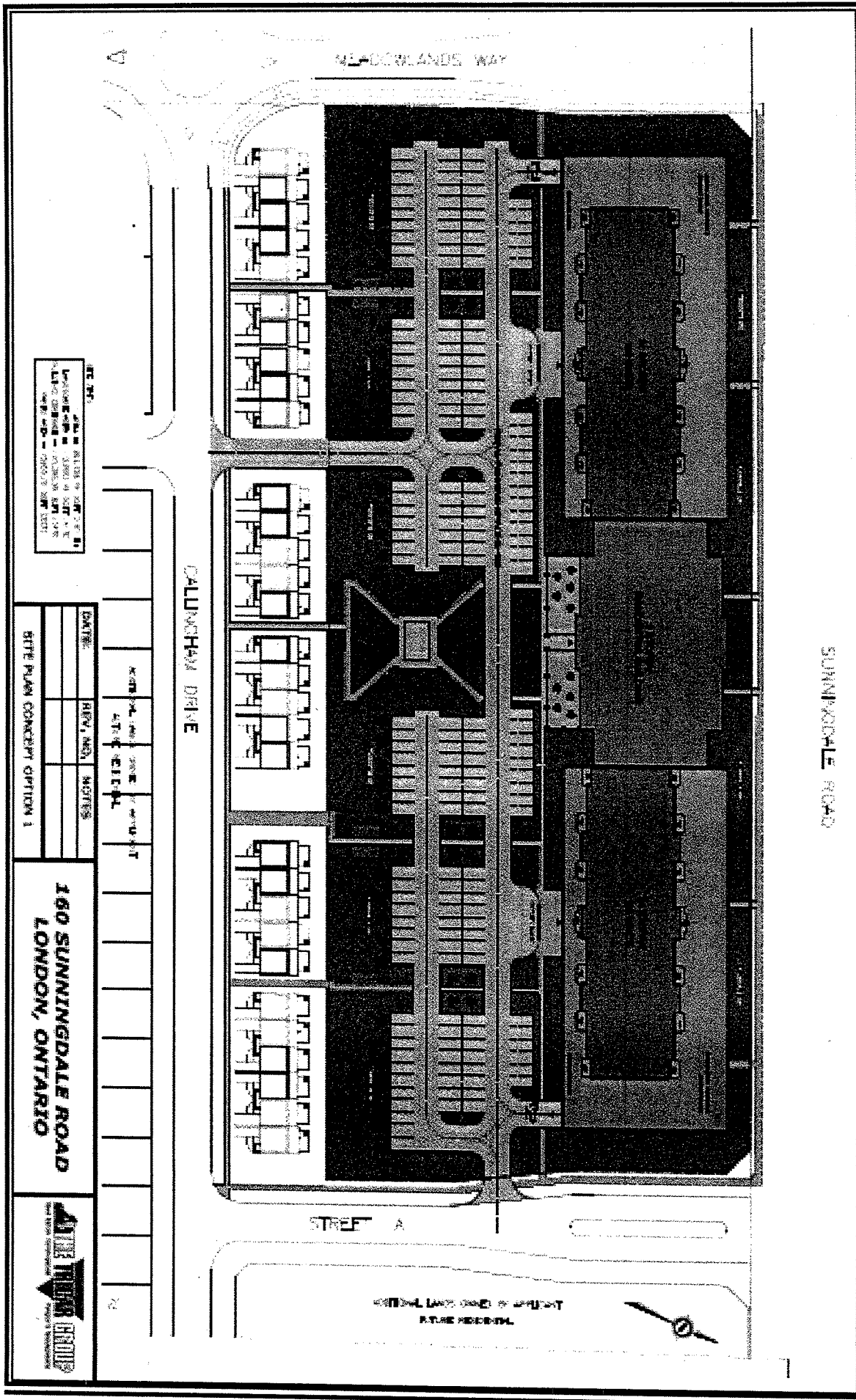
SUBJECT SITE 

1:4,000

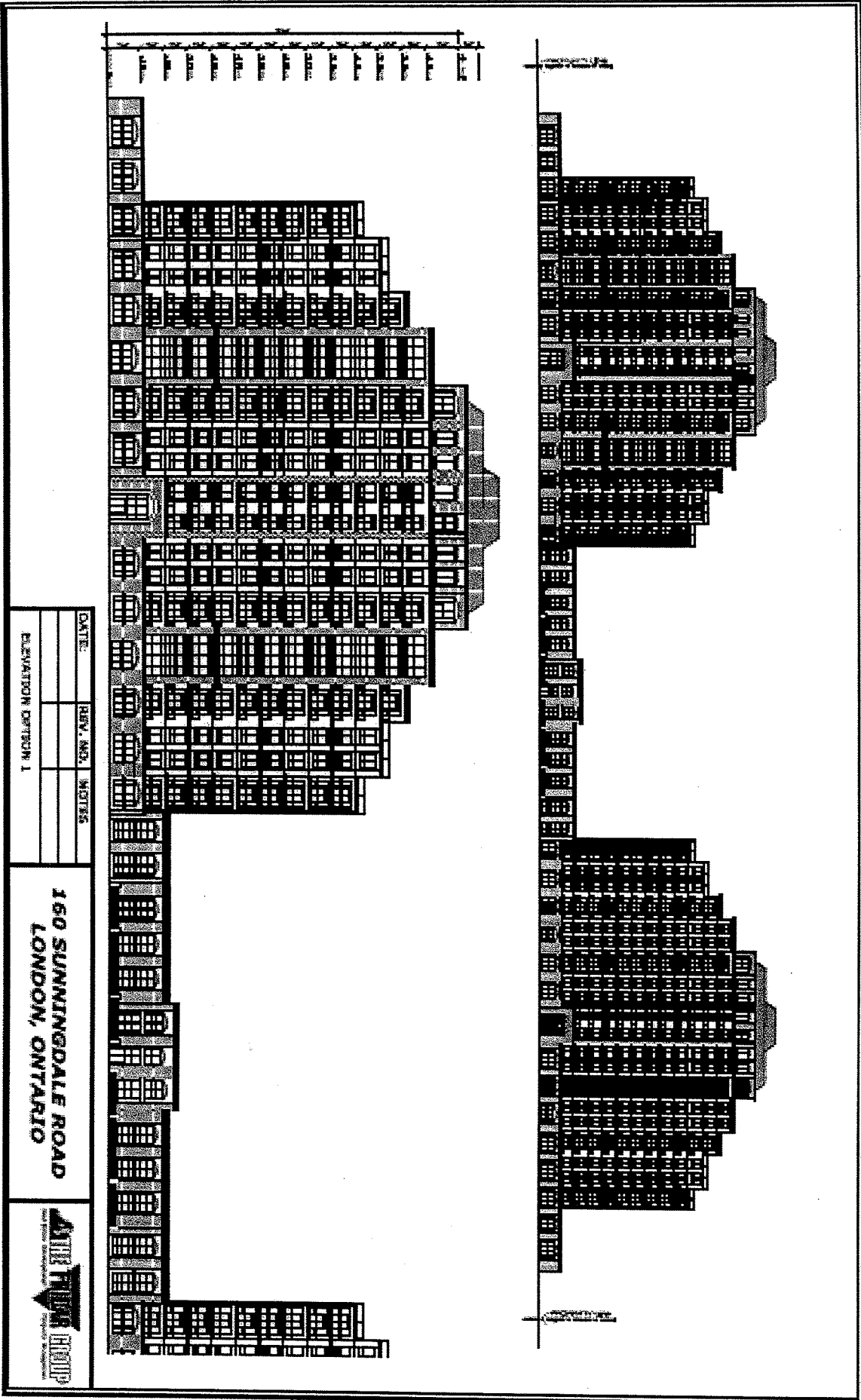
0 20 40 80 120 160
 Meters



Appendix "C"
Plan View



Appendix "C"
Elevation



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Hello Allister and Bruce.

I would like to have these comments added to the package for planning committee members and ensure that they become a part of the public record.

Some of the commentary is the same or similar to that which I sent you the other day but did not hear back from you after this.

I have a couple of things that I have noticed from the recommendation for 160 Sunningdale that you sent out the other day to Matt Brown:

1. Firstly I would like the wording changed in the recommendation. It currently suggests that the community residents "support" the proposal. In actual fact we are not opposing it contingent on the reduced height and zoning amendments to the single family residential from R-1-5 to R-1-6. There is a difference. We were careful in our choice of words and the recommendation should reflect that.

2. Secondly, there is no mention of the Change to R-1-6 from R-1-5 in the recommendation from the city. This piece was paramount in our not opposing the development. It must be a part of the recommendation.

3. I would ask committee and council to re-affirm the special provision that was made for the property surrounding the original Tricar building on Richmond street. There are going to be more high density applications and this parcel (to the south, west and north of this building) must be protected.

4. I would ask that committee and council implement a similar provision to the west, south and east of this new development so that we do not end up with a wall of high density there. There is already enough high density proposed in the area to create a mix of housing.

Best Regards
Chris Callaghan,
SRCA

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Hello Allister,

Please include my requests for clarification below in the special planning meeting agenda package;

1. The absence of height description/definition in the reduced storey's from 18 to 14. I would like some clarification as to why appears that the 45M height restraint has been exceeded. The proposed buildings are apparently 47.5M. There was a brief discussion during the last meeting but I find it very difficult to believe that the 150 unit per hectare high density designation does not have any height restrictions. R9-7(12) of the zoning by-law appears to indicate that there is a 45M maximum height restriction.
2. Tricar suggested that the buildings would have step backs in a four directions at the upper floor(s). North, east, south and west. East and west elevations are indicated in the recommendation.
3. This may be nothing but I'm not sure why the term "specific Bonus Zone" is used under the paragraph titled - Proposed High Density R9 Zone. Are there any Bonus Zones being applied that have not been indicated?

Thank you,

Jason Enright
2139 Quarrier Road.

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ZELINKA PRIAMO LTD
A Professional Planning Practice

April 5, 2012

Planning and Environment Committee
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Attention: Councillor Bud Polhill, Chair and Ms. Heather Lysynski, Secretary-Treasurer

Dear Mr. Polhill and Ms. Lysynski,

RE: Heritage Designation
1576 Richmond Street
Our File: KAI/LON/12-02

Further to our letter of March 23, 2011, we have been advised by heritage planning staff of their recommendation that the above noted lands be designated as a heritage property. We provide this correspondence as opposition to the heritage designation recommendation, on behalf of our client, 1749351 Ontario Inc.

As noted in our previous letter, our client has recently purchased 1576 Richmond Street for the purposes of future redevelopment. As you are aware, through the due diligence period prior to finalizing the purchase and sale agreement for the property, our client contacted City heritage planning staff to confirm whether the existing residence on the subject lands was identified as a heritage building on the City's Inventory of Heritage Resources. Heritage planning staff confirmed that the residence was, in fact, **not identified as a heritage building**.

Our client purchased the subject lands on the basis that the existing residence is not a heritage building and that the subject lands are designated "Multi-Family, High Density Residential" and zoned "Residential 9 (R9-3)" with a maximum height of 13.0 metres, "Residential 5 (R5-5)" and "Office Conversion (C5)". The existing Official Plan designation and zoning provisions clearly indicated to our client that the removal of the existing residence and the redevelopment of the subject lands are contemplated, consistent with the existing surrounding multi-family residential developments which have a similar designation and zoning.

In addition, we have reviewed the history of the zoning on the subject lands, and note that the Office Conversion (OC5) zone was applied to the subject lands, only after the lands had already being zoned for higher density residential development. A staff report dated February 26, 2001, for application Z-6027, outlines that the existing zoning on the subject lands was R5-5/R9-3 H14 and that an office conversion zone also be added, in the event that there was a desire to retain the existing dwelling, and not as a requirement to retain the dwelling.

Furthermore, the approved site plan for the adjacent townhouse development to the south provides a future easement to the subject lands for access purposes. The approved site plan for

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1574 Richmond Street is attached and shows the location of the future easement to the subject lands, along the Richmond Street frontage.

Given the history of the zoning on the subject lands and the existing development surrounding the subject lands, the redevelopment of our client's lands was clearly contemplated for higher density residential uses. It is on this basis that we oppose staff's recommendation to have the property designated under the Ontario Heritage Act.

The existing dwelling is setback significantly from Richmond Street, which does not allow the existing building to contribute to the public realm and has resulted in a gap in the Richmond Street streetscape. The redevelopment of the subject lands will allow a more contemporary building to be located on the subject lands that will assist in providing an enhanced built form along the streetscape and will provide a pedestrian friendly design that promotes the interaction between the site and the street.

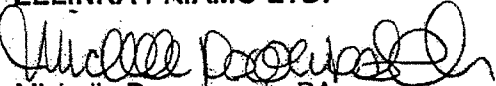
Our client's have a current redevelopment proposal for the subject lands, which consists of a three-storey apartment building, consistent with the current zoning on the subject lands and in keeping with the character of the surrounding area. If the existing dwelling is required to be retained, given the location and orientation of the existing dwelling, the redevelopment of the subject lands will be severely hindered, if even possible.

Therefore, on behalf of our client, we ask that the Committee deny staff's recommendation to designate the subject lands as a heritage resource. Doing so will have a significant detrimental impact on the redevelopment opportunities of the subject lands, the basis for which our client recently purchased these lands.

We trust the enclosed is satisfactory for your review and we look forward to speaking to the committee regarding this matter. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.



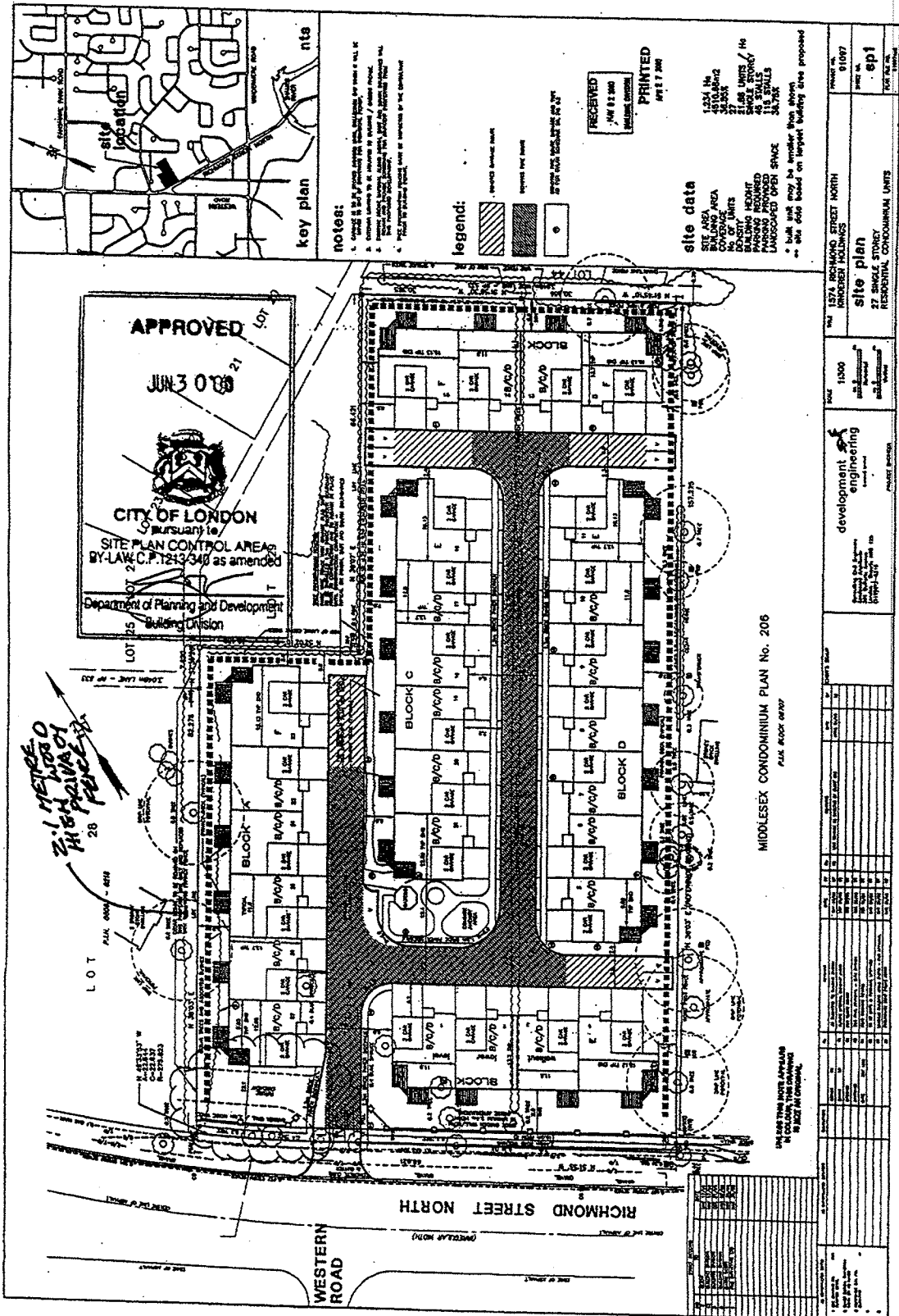
Michelle Doornbosch, BA

Planner

cc. 1749351 Ontario Inc.
Alan Patton, Patton Cormier & Associates

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Schedule "C"
Page 1 of 5
SP99-100658



MIDDLESEX CONDOMINIUM PLAN No. 206
PLAN BOOK 02707

NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMITTING	2007-06-03		
2	ISSUED FOR CONSTRUCTION	2007-06-03		

PROJECT NO.	11000
DATE	2007-06-03
DRAWN BY	
CHECKED BY	
SCALE	AS SHOWN

development engineering
PROJECT ENGINEER

1574 RICHMOND STREET NORTH
RICHMOND HOLIDAYS
site plan
27 SINGLE STOREY
RESIDENTIAL CONDOMINIUM UNITS

PRINTED
MAY 17 2007
RECEIVED
MAY 03 2007
MIDDLESEX COUNTY

1234 M. BALDWIN AREA
4510 SQ. M.
27 CONDOMINIUM UNITS
2168 SQ. M. SINGLE STOREY / 14 CONDOMINIUM UNITS
1000 SQ. M. PARKING PROVIDED
116 STALLS
38.75% UNDEVELOPED OPEN SPACE

site data

1. THIS IS A SITE PLAN FOR THE PROPOSED BUILDING FOR WHICH A PERMIT IS BEING APPLIED FOR. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF LONDON. THE CITY OF LONDON IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LONDON BUILDING BY-LAW, C.P. 121-3-340 AS AMENDED.

3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LONDON ZONING BY-LAW, C.P. 121-3-340 AS AMENDED.

4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LONDON DEVELOPMENT BY-LAW, C.P. 121-3-340 AS AMENDED.

notes:

legend:

Proposed Building Footprint

Proposed Tree Planting

2.1 METRE HIGH WALL ON HIGH PAVEMENT

APPROVED
JUN 3 07 21
CITY OF LONDON
Department of Planning and Development
Building Division

APPROVED
JUN 3 07 21

key plan

site location

WESTERN ROAD

RICHMOND STREET NORTH

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

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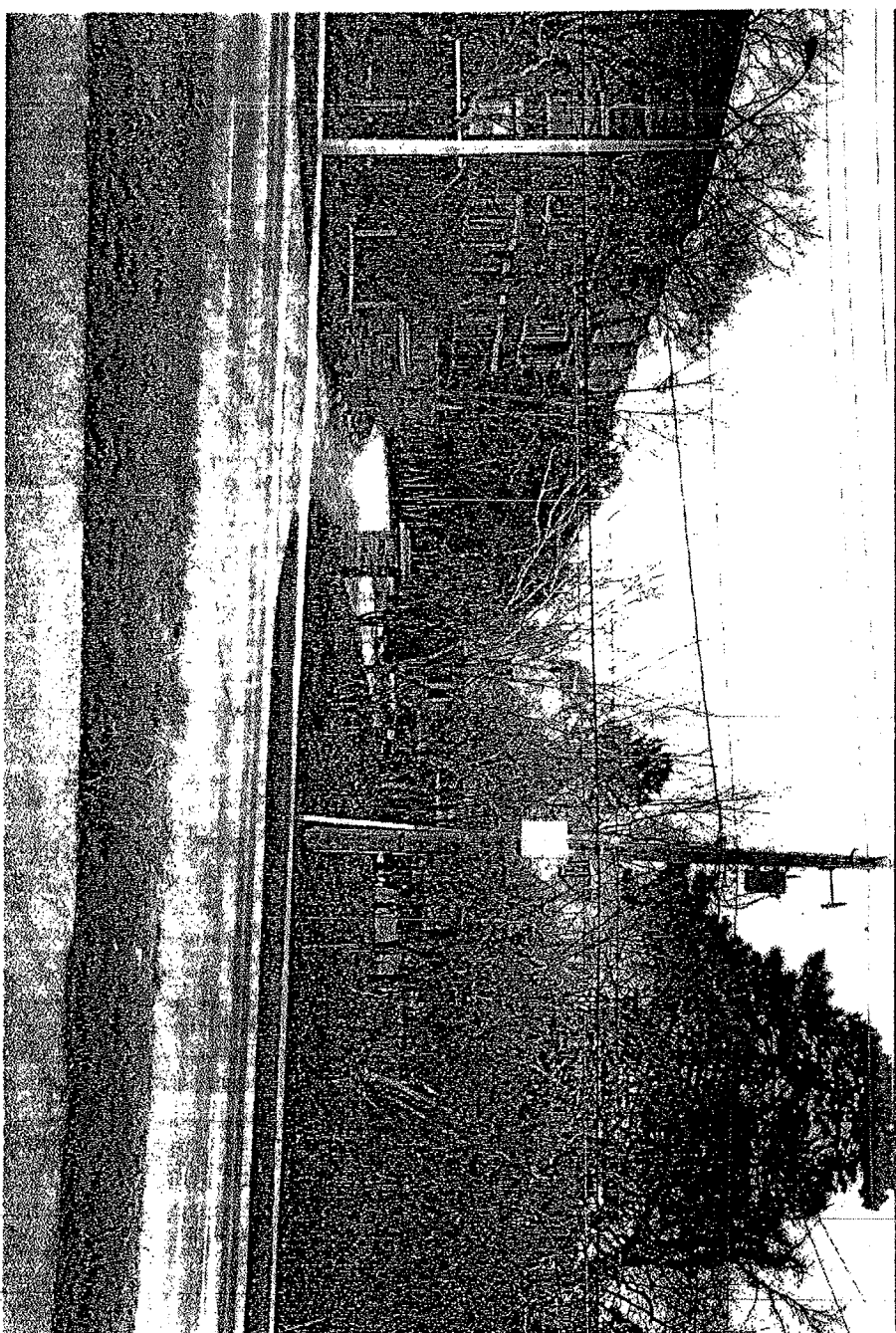
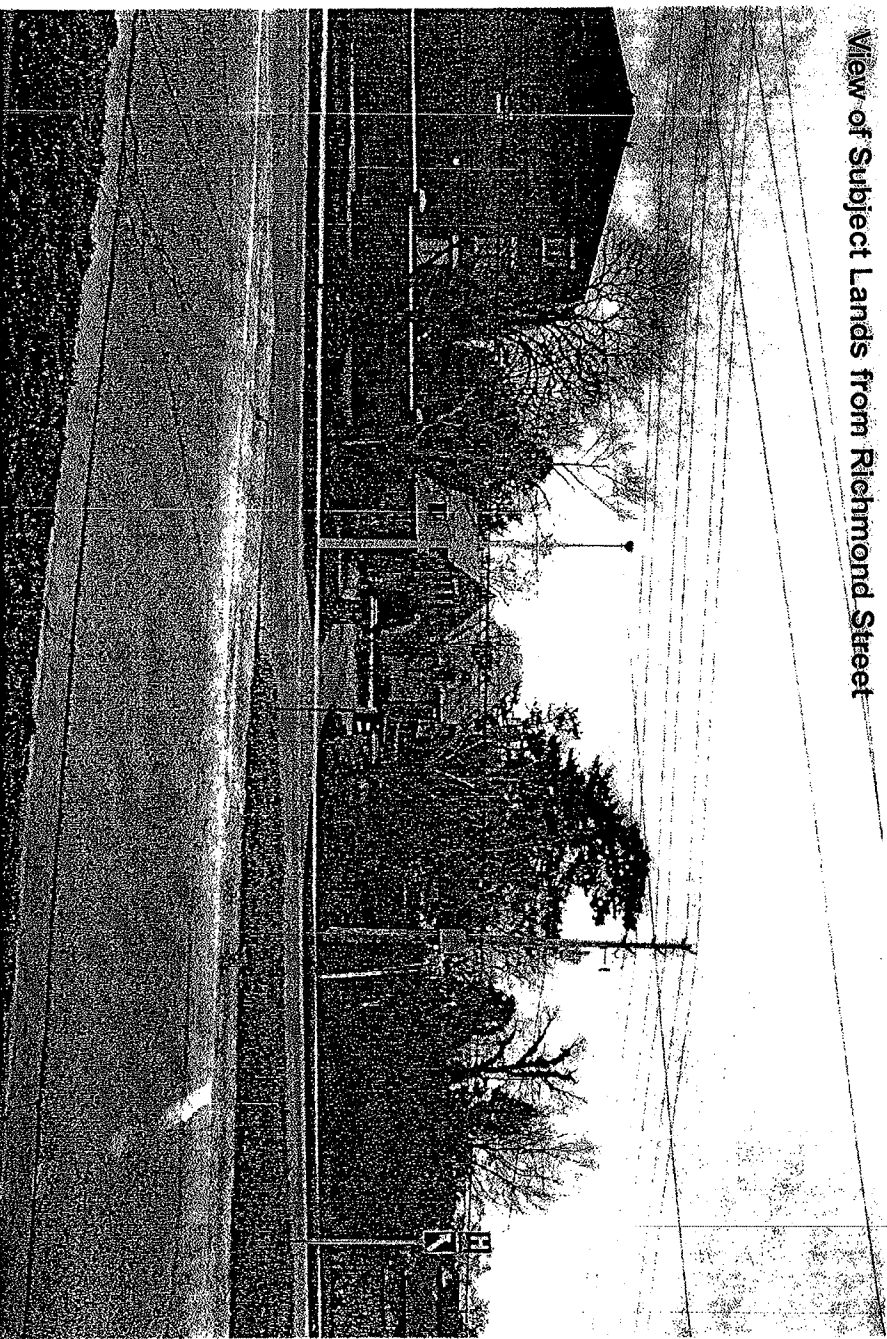
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LOT 99

LOT 100

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View of Subject Lands from Richmond Street



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