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SP11-023536 / L. McDougall

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE
FROM:	D. N. STANLAKE DIRECTOR DEVELOPMENT PLANNING
SUBJECT:	APPLICATION BY: MARIO GARCIA 495 OAKRIDGE DRIVE PUBLIC PARTICIPATION MEETING ON OCTOBER 17, 2011 AT 5:15 PM

RECOMMENDATION

That, on the recommendation of the Director of Development Planning, the following actions be taken with respect to the site plan approval application of Mr. Mario Garcia relating to the property located at 495 Oakridge Drive.:

- (a) On behalf of the Approval Authority, the Built and Natural Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and Council **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval;
- (b) Council **ADVISED** the Approval Authority of any issues they may have with respect to the Site Plan application and **ADVISE** the Approved Authority whether they support the Site Plan application for the 7 Single Detached Cluster Units at 495 Oakridge Drive.
- (c) Council **ADVISE** the Approval Authority any issues they may have with respect to the Development Agreement Clauses proposed in Appendix 1; and
- (d) the applicant **BE ADVISED** of the claims and revenues noted in the report:

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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AUGUST 11, 2008 – REPORT TO PLANNING COMMITTEE TO REZONE THE PROPERTY FOR CLUSTER HOUSING

RATIONALE

The purpose of the report is for BNEC to conduct a public participation meeting to receive feedback from the public and for BNEC and Council to provide advice to the appointed officers when they are considering the plans, drawings and requirements for the Site Plan.

Date Application Accepted: July 19, 2011	Agent: Development Engineering Limited
REQUESTED ACTION: Conduct a public meeting on behalf of the appointed officers with regard for approval of Site Plan with 7 cluster single detached dwellings at 495 Oakridge Drive.	

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<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – Vacant • Frontage – 10.8 meters • Depth – approximately 100 meters • Area – 0.45 sq. m • Shape - IRREGULAR
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<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – Single detached residential • South – Open Space and Thames River (McKillop Park) • East – Apartment Building • West – Single detached residential
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<p>OFFICIAL PLAN DESIGNATION:</p> <ul style="list-style-type: none"> • Low density residential
<p>EXISTING ZONING:</p> <ul style="list-style-type: none"> • R6-2 (9), h-101

<p>PLANNING HISTORY</p>

On February 20, 2007 an application to rezone the property was filed with the Planning Division and on May 8, 2008 an application for a vacant land condominium was filed by 1691848 Ontario Inc. (Mr. Mark Raithby).

During this time an application for site plan approval was filed by 1691848 Ontario Inc. for 7 cluster single detached dwellings. This application was processed concurrently with the rezoning however the construction never commenced and the site plan file was cancelled.

After a public meeting on the proposed vacant land condominium application and the zoning by-law amendment application On August 18, 2008 Municipal Council resolved:

20. That, on the recommendation of the General Manager of Planning and Development, based on the application of 1691848 Ontario Inc. relating to the property located at 495 Oakridge Drive:

- (a) *the attached revised proposed by-law BE INTRODUCED at the Municipal Council meeting on August 18,2008 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the subject lands FROM a Residential R1 (R1-10) Zone which permits single detached dwellings on lots with a minimum lot frontage of 22 m and a minimum lot area of 925 sq m TO a Residential R6 (R6-2()) Special Provision Zone which permits residential development in the form of seven (7) cluster single detached dwellings at a maximum height of 10.5 metres and a Holding Residential R6 (h- - R6-2()) Special Provision Zone. The Special Provision*

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SP11-023536 / L. McDougall

Zone is being proposed to recognize the deficient lot frontage on Oakridge Drive (16.0 metres whereas 22.0 metres is required) and the maximum of seven (7) single detached dwellings units; and the new holding provision is to address the interface of this development with Riverside Drive;

- (b) the Approval Authority **BE ADVISED** that at the public meeting with respect to the application for draft plan of vacant land condominium relating to the property located at 495 Oakridge Drive concerns were raised with respect to the density of the development, the height of the houses due to the slope of the grade, increased traffic, the lack of sensitivity to the existing neighbourhood, the small size of the proposed lot frontage and garbage and snow removal and that development is taking precedence over compatibility;
- (c) the Approval Authority **BE DIRECTED** to utilize (if possible) one agreement (in place of a separate development agreement, condominium agreement and servicing agreement) to address the development of this site;
- (d) a public participation meeting of the Planning Committee **BE HELD** for the consideration of the Site Plan associated with this application; and
- (e) the Urban Design issues with respect to the streetscape as noted for Riverside Drive, also **BE ADDRESSED** for Oakridge Drive;

it being noted that the applicant will be required, as part of the Site Plan review process, to provide a noise study to address the impacts of vehicular noise from Riverside Drive; the applicant must provide a privacy fence between this development and existing low density residential uses, garbage and snow removal, the potential for tree preservation around the perimeter of this site must be considered and incorporate the abutting public lane into the condominium proposal;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

- S. Allen, representing the applicant and expressing support for the staff recommendation; noting that while there are many forms of housing that the development could take on this site they would prefer to build single family style homes in order to mesh with the existing neighbourhood, but further noting they also need to build something that is economically viable.
- A. Vander Meulen, 494 Oakridge Drive - representing a number of neighbours in the area who have signed a petition included in the Planning Committee agenda noting that they are not opposed to development in general but are opposed to this development given its density and lack of sensitivity to and compatibility with the existing neighbourhood, and expressing concerns relating to the lack of compliance with infill guidelines, the small lot frontages, the lack of details with respect to the size of the houses, increased traffic, drainage from grading changes, and snow and garbage removal.
(2008-D08-00/DI 1-06) (AS AMENDED) (20/21/PC)

Subsequent Actions

March 17, 2011 Consultation for Site Plan was held for the current project and preliminary comments were provided by staff to the owner.

May 18, 2011 the current project went to the Urban Design Peer Review Panel (UDPRP).

Agenda Item #	Page #

SP11-023536 / L. McDougall

The UDPRP has the following comments regarding the proposed development:

1. *Reorient the south unit facing Riverside Drive to align with Riverside Drive;*
2. *Make a larger statement with the Riverside Drive unit by reworking the plan and elevation – consider taking advantage of the major grade change along Riverside Drive;*
3. *Add openings to the balcony walls of the south eastern units to enhance views of the river;*
4. *Rework south western elevations to improve security and safety of the pedestrian realm along the internal street by enlarging windows;*
5. *Consider adding balconies to the internal street elevations to reduce impact of garage roofs and/or revise garage roofs by adding green roofs;*
6. *Enhance overall design standard of unit elevations by differentiating materials, adding additional detail and/or introducing masonry units;*
7. *Separate outdoor living space at grade from common landscaped areas by defining grade level walk out terraces with low walls topped with fence or hedge;*
8. *Eliminate fence extensions at project entrance to Oakridge Drive. Consider definition of entrance with fencing/gates in line with Oakridge Drive building plane;*
9. *Consider shortening the walking distance to the nearest public transit route stops by adding a pedestrian link west of the southerly unit facing Riverside Drive to connect the development to Riverside Drive;*
10. *Enhance landscaping to buffer project from neighbouring residence; and*
11. *Utilize pervious materials such as pervious poured-in-place concrete or pavers to the development's driveways to facilitate on-site retention of storm water.*

The written comments were forwarded to the applicant on June 2, 2011 for further consideration.

Development Planning Comments

Items 1-6, have been addressed as the owner has made alteration to the elevation to the satisfaction of staff in Urban Design.

The majority of items 7 - 11 have been addressed as the fence extensions have been eliminated from the project entrance to Oakridge Drive, there is a pedestrian connection to the development from Riverside Drive, enhanced landscaping and privacy fencing will buffer the site from the neighbouring residences, and pervious pavers are utilized for the driveways.

July 14, 2011 a Memo from Eno Rebecca Udoh-Orok, Urban Designer acknowledged that the revised drawings incorporated design solutions in the UDPRP's advice above.

July 19, 2011, the owner filed for site plan approval. The plans were circulated with staff.

July 20, 2011, Notice of Application for Site Plan Approval was sent out to area property owners.

September 20, 2011 the revised Elevations were stamped accepted for Urban Design by Eno Rebecca Udoh-Orok the Urban Designer.

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SP11-023536 / L. McDougall

September 29, 2011 notice of Public Site Plan Meeting was sent to area residents advising them of the meeting.

October 1, 2011 Notice of Public Site Plan Meeting was published in the Living in the City section of the London Free Press.

PUBLIC LIAISON:	Notice appeared in the London Free Press on Oct. 1/11 and notice was sent to area property owners on September 30, 2011	0 replies received
Nature of Liaison: Application to add 7 cluster single detached homes at 495 Oakridge Drive		
Responses: none		

ANALYSIS

1. Description of the Proposed Site Plan

The 7 cluster single family dwellings are located on the east side of a private drive that runs north-south through the site with access from Oakridge Drive. There is a pedestrian connection to the sidewalk on Riverside Drive and also a pedestrian connection to Oakridge Drive.

The grades on the site drop nearly 4 m meters from the access on Oakridge Drive down towards Riverside Drive with the predominant drop adjacent to Riverside Drive.

Portions of the perimeter of the property are fenced with a 1.8 m high wood privacy fence along the west and north property lines. There is a retaining wall set 6 m inside the property and runs along portions of the north and east property lines that vary from 0.65 m to 2.65 m in height.

There is a 7 m long transparent noise attenuation barrier set back 12 m from the edge of Riverside Drive that wraps around southern edge of the property to provide a protected outdoor amenity space for unit 7. The 6 m portion of the noise barrier adjacent to the property at 641 Riverside Drive is non-transparent.

The proposed homes are two stories in height with walk out basements.

The proposed homes have attached 2 car garages with large balconies over the garages. The majority of the windows and doors of the homes face Riverside Drive. There are two large balconies on each home facing Riverside Drive.

2. Does the Site Plan Comply with Zoning

The Site Plan meets all the required yard setbacks, lot coverage, landscape open space, number of units, height and parking requirements under the Z-1 By-law. This will be further confirmed with each building permit.

3. Are the Plans Compatible with Abutting Neighbours?

It is staff's opinion that the proposed site plan and landscape plan will result in a compatible development for the following reasons.

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Fencing

The north and west property lines are adjacent to existing single family homes and will be fenced with a 1.8 m high wood privacy fence as was agreed to at the time of the rezoning. There is a retaining wall set 6 m inside the property and runs along portions of the north and east property lines that vary from 0.65 m to 2.65 m in height.

Balconies

The homes have balconies on the west and east sides of the building. The majority of the balconies are on the east side of the homes overlooking Riverside Drive and have views to the river. Each home also has a balcony over the garage facing west. The views from the balconies over the garages will be screened from the neighbours homes and yards by the existing trees, proposed additional trees and 1.8 m wood privacy fencing.

Adjacent Properties

The south wall of the existing apartment building at 521 Riverside Drive is approximately 70 m from the nearest proposed cluster home on the subject property. The orientation of the homes and existing and proposed trees will screen views to and from the existing apartment building.

There are three existing single family dwellings whose properties abut the subject property and 1.8 m wood privacy fencing and existing and proposed trees will screen views to and from the cluster homes.

Tree Preservation

A tree preservation report has been completed and many of the trees on the perimeter will be preserved to screen the site, while a number of trees internal to the site will need to be removed for construction of the homes, the retaining walls and the private drive. Additional proposed perimeter tree plantings, fencing and landscaping will further enhance the screening of the site from the neighbouring properties.

Access

The vehicular access to the site is from Oakridge Drive. There is a pedestrian connection to the sidewalk on Riverside Drive and also a pedestrian connection to Oakridge Drive.

Grading and Drainage

Generally surface runoff will be contained on the site and directed to the proposed storm system on the site. Storm water management to control post-development flows to pre-development levels based on a 2 year storm event will be required.

Servicing

Water, sanitary and storm sewers are all available and have adequate capacity to service the site.

Agenda Item #	Page #

SP11-023536 / L. McDougall

4. Other Issues

Noise

A noise study has been submitted to ensure the noise levels for the outdoor amenity areas units facing Riverside Drive meet the M.O.E. guidelines. Noise Warning Clauses will appear in Development Agreement. The plans for all dwelling units shall be reviewed and certified by a qualified acoustical engineer before building permits are issued, to ensure that they incorporate the recommended indoor and outdoor noise control measures outlined in the accepted noise study; and the Owner's qualified acoustical consultant and architect shall, upon completion of construction of the accepted noise abatement measures and prior to issuance of occupancy permits, certify the work has been carried out in accordance with the accepted noise study.

A 7 m long transparent noise attenuation barrier is proposed, set back 12 m from the edge of Riverside Drive that wraps around southern edge of the property to provide a protected outdoor amenity space for unit 7. The 6 m portion of the noise barrier adjacent to the property at 641 Riverside Drive will be non-transparent.

Parkland Dedication

Cash-In-Lieu of Parkland will be paid at the permit stage consistent with the rates outlined in By-law CP-9.

Road Widening

A 2.94 m road widening is required to be given by the owner on the Riverside Drive road allowance.

Claims and Revenues

The applicant be advised of the following claims and revenues information:

	<u>Estimated Revenue</u>	<u>Estimated Claims</u>
Urban Works Reserve Fund	\$44,667.00	NIL
(less demolition credit)	(6,381.00)	
Other Reserve Funds		
(City Services and Hydro)	\$110,873.00	
(less demolition credit)	(15,839.00)	
TOTAL	\$133,320.00	NIL

5. Involvement of the Neighbours

Staff attended a neighbourhood meeting held by the property owner to review the Site Plan on October 5, 2011. Twelve neighbours attended the meeting. Comments were generally positive with regard to building design and the Site Plan. Neighbors had concerns regarding privacy, height of the homes, snow removal, garbage and traffic. Privacy will be addressed through privacy fencing, tree preservation and landscaping. The homes meet the 10.5 m maximum height permitted in the zoning by-law. Snow storage and removal will be coordinated through a contract for snow removal with the condominium corporation. Garbage will be collected by the City in front of each of the 7 proposed homes on the private driveway. Traffic on Oakridge Drive will increase and the owner is considering the suggestion for signage on the private drive to encourage residents to drive slowly.

Two notices have been sent out to area property owners. The initial notice resulted in one meeting with neighbors to review the plans. The owner met with the abutting neighbors prior to the neighborhood meeting. There have been no inquiries as a result of the notice of public meeting.

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6. Other issues to be Considered by the Approval Authority being the Appointed Officers

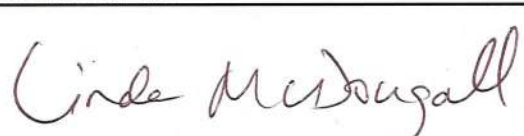
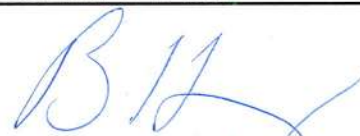

Staff will be reviewing the Tree Preservation Report in conjunction with the detailed grading, drainage and servicing plans.

The landscape plan will be reviewed in conjunction with the Tree Preservation Report, and also with the detailed grading, drainage and servicing plan.

SUMMARY

- Proposed Site Plan meets the zoning by-law
- Proposed Site Plan is generally in conformity with the Site Plan By-law
- Proposed number of units and height of the units meets the zoning by-law
- Proposed elevations have been accepted by Urban Design

The Site Plan has been amended to address the majority of the Urban Design Peer Review Panels comments. Proposed 1.8m high wood privacy fencing will provide privacy in conjunction with tree preservation and landscaping. The amended site plans and elevations represent good land use planning.

PREPARED BY:	SUBMITTED BY:
	
L. MCDUGALL LANDSCAPE PLANNER	B. HENRY MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	
	
D. N. STANLAKE DIRECTOR DEVELOPMENT PLANNING	

October 5, 2011

CC. P. MCNALLY
D. AILLES

MARIO GARCIA
775 WATERLOO STREET
LONDON ON N6A 3W5
(519) 433 5163

Agenda Item #	Page #

SP11-023536 / L. McDougall

APPENDIX 1

Proposed Development Agreement Clauses.

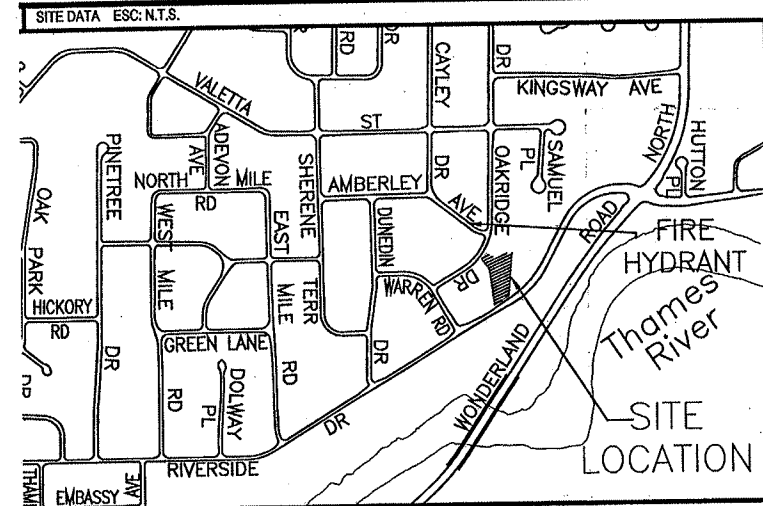
- 1) Standard Clauses to be retained: 1, 2, 3, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40,
- 2) Standard Clauses to be deleted: 4, 5, 6, 8, 9, 23, 24, 29, 30, 34,
- 3) Standard Clauses to be modified:

Clause 27 Security for Performance be amended to include \$45,000.00 for onsite works.

SITE DATA

95 Oakridge Heights

disting Zone in Z.1 Zoning By-Law: 8-2(8), h-101	REQUIRED	PROVIDED AS SHOWN ON PLAN
Use	Cluster SFD	Cluster SFD
Lot Area (m2) minimum	2000	4470
Lot Frontage (m) minimum	16	16.7
Front yard Oakridge (m) minimum	6.0	more than 6.0 m
Exterior yard Riverside (m) minimum	8.0	8.01
Interior yard E (m) minimum	6.0 with windows and doors	6.0
Interior yard N (m) minimum	3.0 w/o windows to habitable rooms	3.0
Interior yard W (m) minimum	6.0 with windows and doors	6.9
Landscape Open Space % minimum	45 %	51.52 %
Lot Coverage % maximum	30 %	23.66 %
Height (m) maximum	10.5	10.5
Off-street Parking minimum	2 / unit = 14	28
Maximum number of Dwelling Units	7	7
Special Provisions		
Visitor Parking	0	3



NOTES ESC: N.T.S.

1. FIRE ROUTES ARE TO BE LOCATED NOT LESS THAN 3 METRES AND NOT MORE THAN 15 METRES FROM THE BUILDING.

2. FIRE HYDRANT TO BE A MINIMUM OF 45 METRES TO FIRE DEPARTMENT CONNECTION AND 60 METRES TO PRINCIPLE ENTRANCE WHEN NO FIRE CONNECTIONS ARE REQUIRED.

3. OVERHEAD CLEARANCE MIN. 8 METRES

4. CHANGE IN GRADE MAXIMUM 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 METRES.

5. SURFACE MUST BE DESIGNED TO SUPPORT FIRE EQUIPMENT UNDER ALL CONDITIONS.

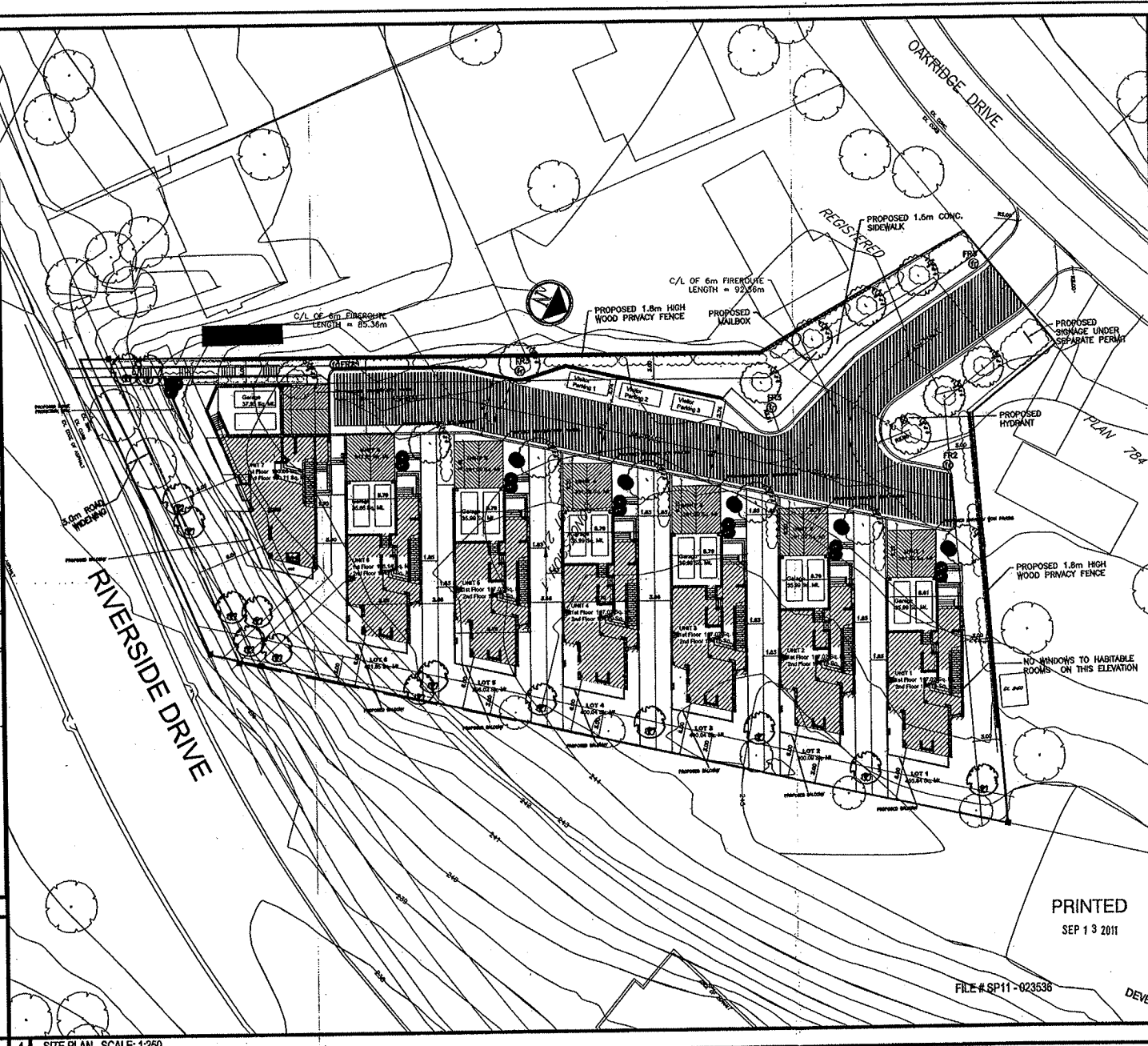
6. ACCESS OPENINGS ARE REQUIRED EVERY 15 METRES ON WALLS REQUIRED TO FACE A FIRE ROUTE UNLESS BUILDING IS SPRINKLERED.

7. FIRE ROUTE MUST BE LOCATED WITHIN 15 METRES OF THE BUILDING.

8. REFER TO OGB 82.5 AND CITY OF LONDON STANDARD PRACTICE SHEET NO 87 1.1 FOR FURTHER DETAIL.

9. FIRE DEVIATORS FIRE ROUTE SIGNAGE AND TYPE AS PER BYLAW SCHEDULE 28, Pgs. 6.2.

10. GARBAGE IS TO BE STORED IN THE UNITS INDOORS AND BROUGHT TO CURB TO BE COLLECTED IN GARBAGE DAY.



NOTES ESC: N.T.S.

PROJECT NUMBER	NO.	REVISIONS	DATE
DBPM-11-06-30	1		
DATE: 2011-09-12	2		
PERMIT: 00-00-00	3		
CONSTR: 00-00-00	4		



OAKRIDGE HEIGHTS
 495 OAKRIDGE DR. LONDON, ONTARIO, N6H 2V5
 7 SINGLE DETACHED HOMES - CONDO CORP.
 CON 3 PT LOT 21 PLAN 784
 PT LOT 5 AND 10 3/41/07 PARTS 1 AND 2

DBPM
 DESIGN BUILD / PROJECT MANAGEMENT
 775 Waterloo Street,
 London, Ontario N6A 3W5
 Phone: (519) 433-1440 Fax: (519) 433-5163
 E-mail: mrlodge@dbpm.com

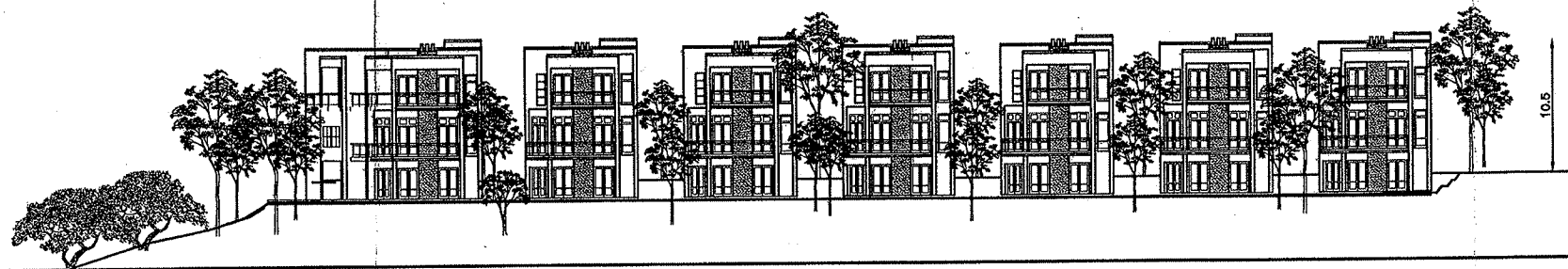
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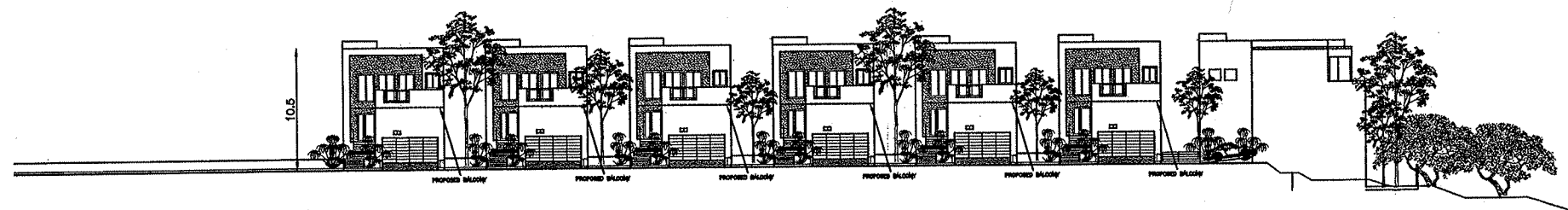
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ACCEPTED FOR
URBAN DESIGN
SEP 20 2011
E. Rebecca Wood, Dip.
URBAN DESIGNER



EAST ELEVATION ESC: 1:200



WEST ELEVATION ESC: 1:200

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CONSTR.: 00-00-00	△		

CONSULTANT:
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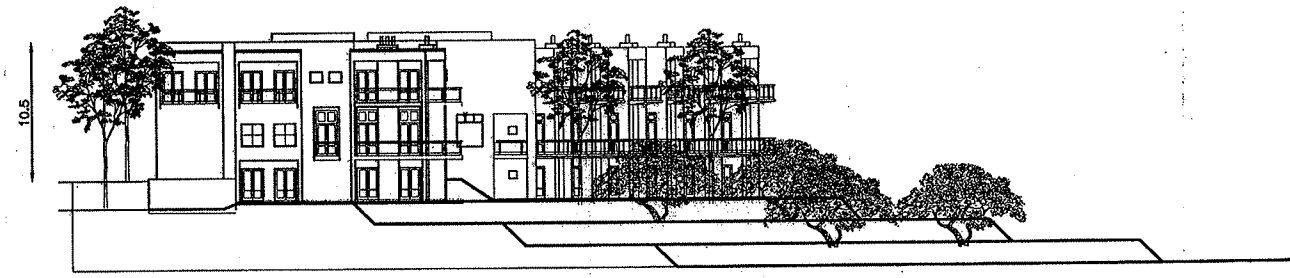
OAKRIDGE HEIGHTS
495 OAKRIDGE DR. LONDON, ONTARIO, N6H 2V5
7 SINGLE DETACHED HOMES - CONDO CORP.
CON 3 PT LOT 21 PL240 784
PT LOT 5 AND RP 3315287 PARTS 1 AND 2

DBPM
DESIGN BUILD / PROJECT MANAGEMENT
775 Waterloo Street,
London, Ontario N6A 2W5
Phone: (519) 432-1440 Fax: (519) 433-5163
E-mail: marfogarty@dbpm.com

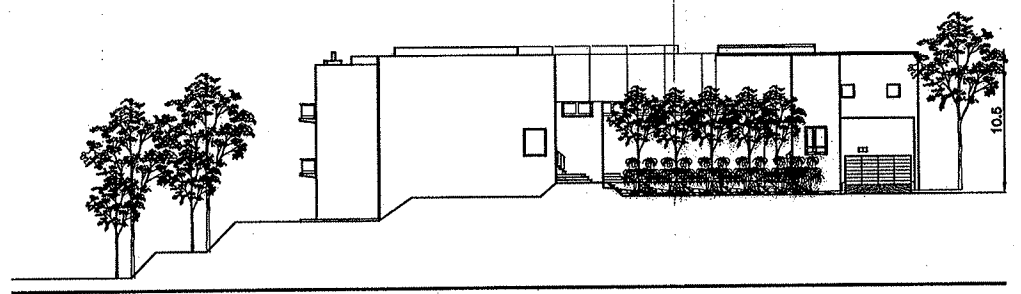
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SEP 20, 2011
E. Rebecca Robertson
URBAN DESIGNER



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NORTH ELEVATION ESC: 1:200

A NOTICE OF CONSTRUCTION IS REQUIRED FOR ALL CONSTRUCTION WORK. THE CITY OF LONDON OFFICIAL DEVELOPMENT PLAN (ODP) IS THE AUTHORITY FOR THE REGULATION OF DEVELOPMENT. THE ODP IS A LEGAL INSTRUMENT THAT GIVES THE CITY OF LONDON THE POWER TO CONTROL THE USE OF LAND AND THE APPEARANCE OF BUILDINGS. THE ODP IS A LEGAL INSTRUMENT THAT GIVES THE CITY OF LONDON THE POWER TO CONTROL THE USE OF LAND AND THE APPEARANCE OF BUILDINGS. THE ODP IS A LEGAL INSTRUMENT THAT GIVES THE CITY OF LONDON THE POWER TO CONTROL THE USE OF LAND AND THE APPEARANCE OF BUILDINGS.

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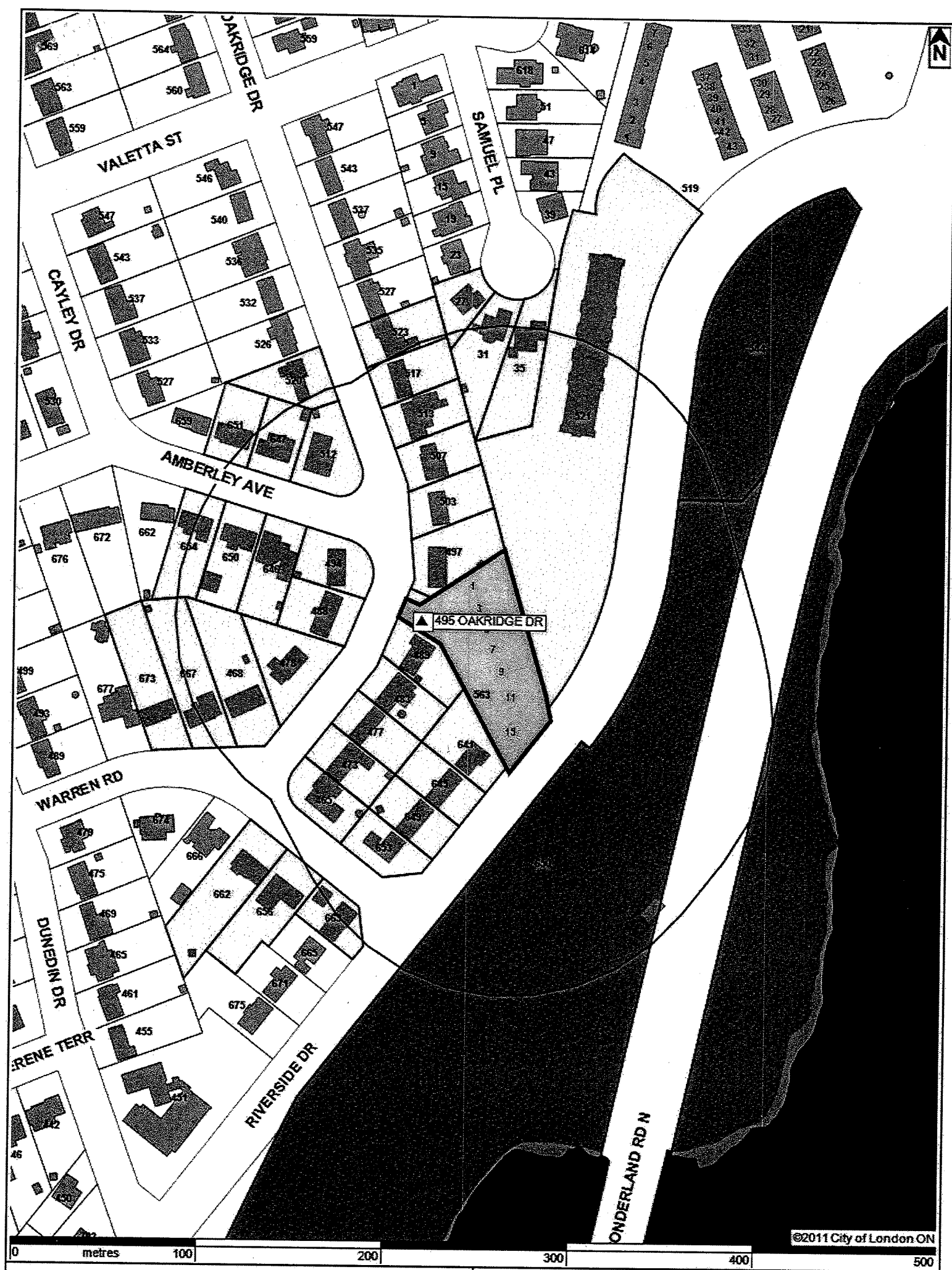
CONSULTANT:
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OAKRIDGE HEIGHTS
495 OAKRIDGE DR. LONDON, ONTARIO, N6H 2V5
7 SINGLE DETACHED HOMES - CONDO CORP.
CON 1 FT LOT 21 PLAN 784
FT LOT 8 AND RP 3315887 PARTS 1 AND 2

DBPM
DESIGN BUILD / PROJECT MANAGEMENT
London, Ontario N6A 9W5
Phone: (519) 432 3440 Fax: (519) 433 5163
E-mail: marfogarty@dbpm.com

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BUSINESS UNIT








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NOTIFICATION MAP

120m Radius Buffer

Subject Site: 495 Oakridge Dr
 Applicant: Mario Garcia
 File Number: SP11-023536
 Planner: New
 Created By: Mike Corby
 Date: 2011-09-27
 Scale: 1:2500

LEGEND

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

