



London
CANADA

1235 Fanshawe Park Road West

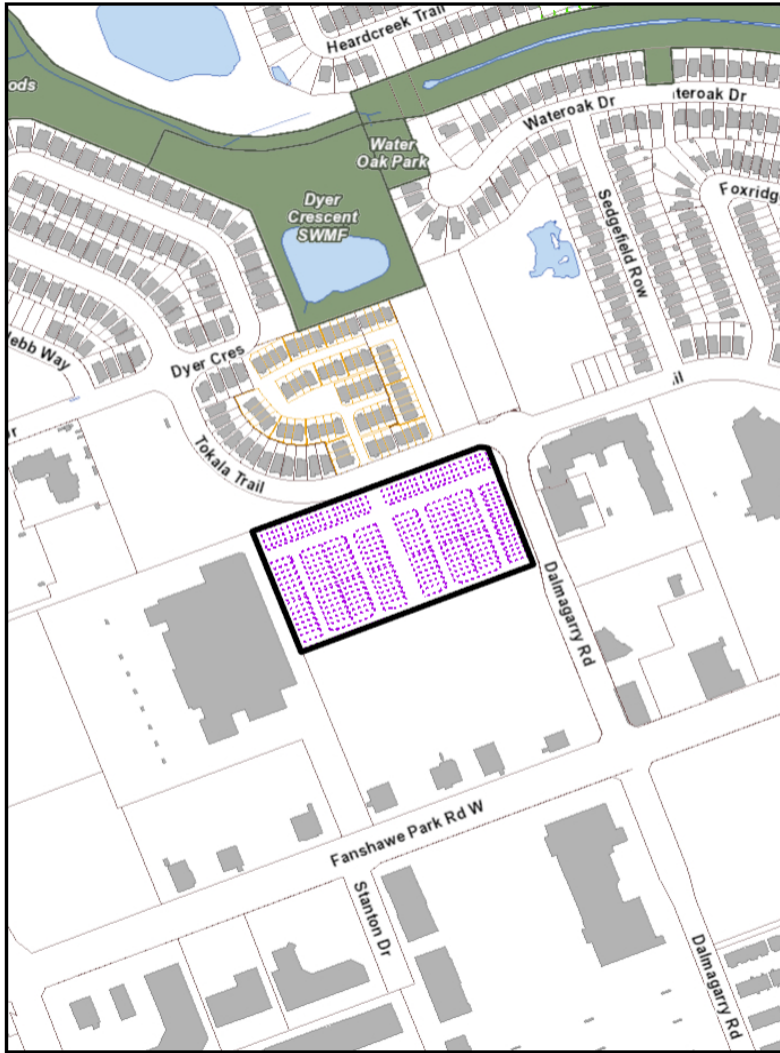


Proposed Draft Plan of Vacant Land Condominium

Applicant: Tyler Peers on behalf of Calloway REIT (Fox Hollow) Inc.

File #: 39CD-21510

Development Proposal, Site Location and Context



Proposal:

**Draft Plan of Vacant Land
Condominium** consisting of 148, 3-storey
townhouse units.

Site Characteristics:

Land Use: vacant

Frontage: approx. 118 metres (on
Dalmagarry Rd.)

Depth: approx. 237 metres

Area: 2.78 hectares

Shape: regular

Surrounding Properties:

North: single detached and townhouses

South: vacant land for future residential/
mixed use development

East: low-rise apartment building

West: commercial (Lowes Home
Improvement store)



Official Plan & Zoning

London Plan Place Type:

“Shopping Area”

(1989) Official Plan Designation:

“New Format Regional Commercial Node”
and site-specific policy under Section
10.1.3 – Policies for Specific Areas

Zoning: Holding Residential R8 Special
Provision (h-147•R8-4(39)) and Holding
Residential R8 Special Provision/
Associated Shopping Area Commercial
Special Provision (h-147•R8-4(40)/
ASA3(10)/ASA6(4)/ASA8(5))



Notices & Response from the Public

- Notice of Application – July 19, 2021

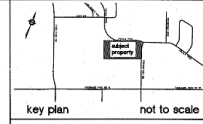
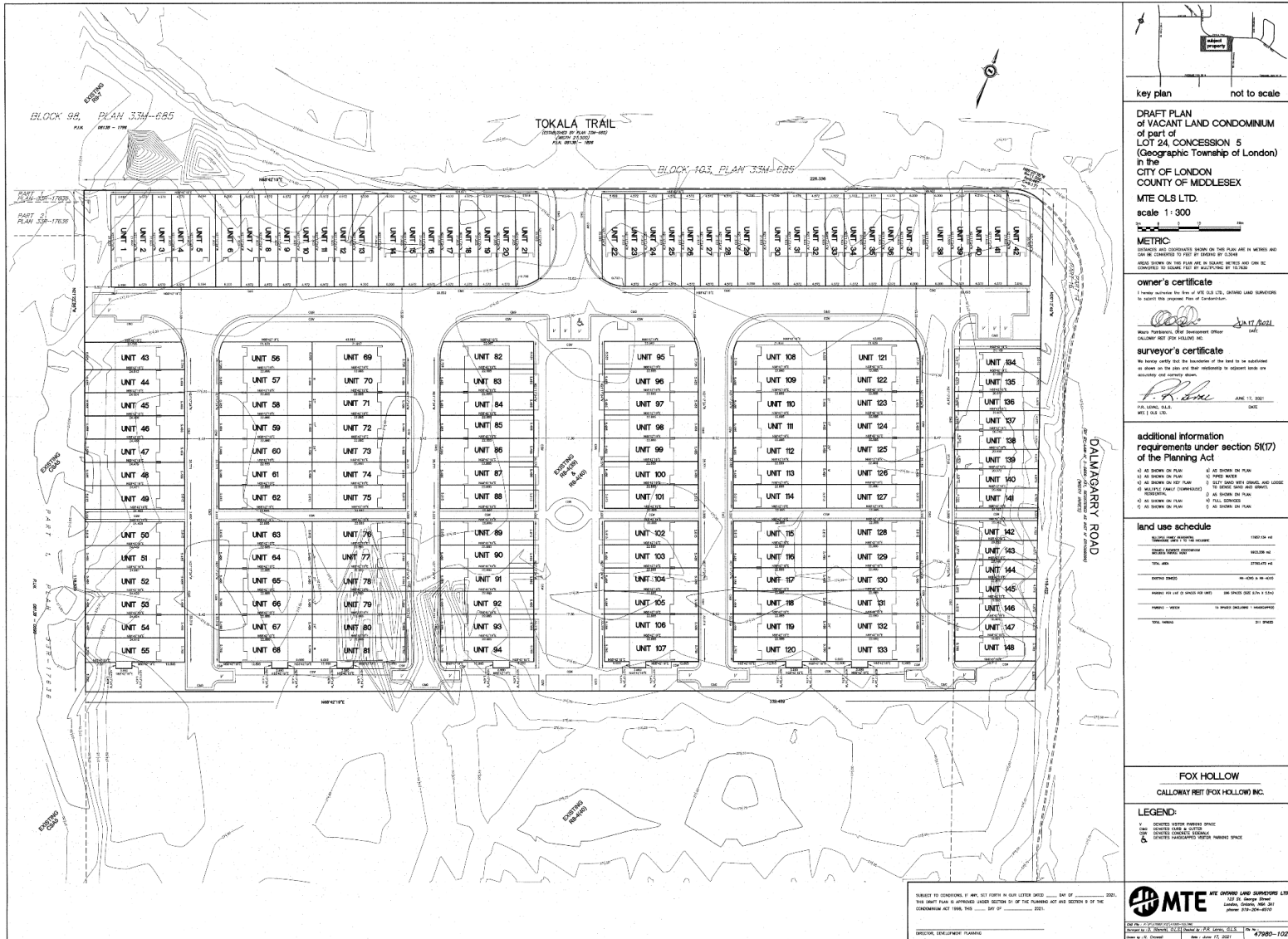
Consideration of a Draft Plan of Vacant Land Condominium consisting of 148 multiple-attached dwelling units, and common elements to be registered as one Condominium Corporation. Two e-mail responses from the public were received.

Summary of Responses:

- Proposed townhomes should be well designed and attractive exterior appearance.
- Provision for adequate green spaces both on-site and within the neighbourhood.
- Density, congestion, and adequacy of existing street infrastructure to support the amount of development activity occurring in this area.



Proposed Draft Plan of Vacant Land Condominium



DRAFT PLAN of VACANT LAND CONDOMINIUM
of part of
LOT 24, CONCESSION 5
(Geographic Township of London)
in the
CITY OF LONDON
COUNTY OF MIDDLESEX
MTE OLS LTD.
scale 1:300

METRIC:
DIMENSIONS ARE CONSIDERED CORRECT ON THIS PLAN AND ARE NOT TO BE CONSIDERED TO PREY BY ERRORS OF SURVEY.
FIELD WORK ON THIS PLAN WAS CONDUCTED BY MTE OLS LTD. AND IS CONSIDERED TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE.

owner's certificate
I hereby authorize the Plan of MTE OLS LTD., DRAFTED LAND SUBDIVISION, to be used for the purposes of the Plan of Condominium.

[Signature] DATE: **JAN 17, 2021**

Mark Robinson, Chief Development Officer
CALLLOWAY REIT (FOX HOLLOW) INC.

surveyor's certificate
We hereby certify that the boundaries of the land to be subdivided as shown on this plan and that dimensions to adjacent lands are accurate and correct to date.

[Signature] DATE: **JAN 17, 2021**

PAUL HOLLOWAY, S.A.S.
MTE OLS LTD.

additional information requirements under section 5(17) of the Planning Act

<input type="checkbox"/> AS SHOWN ON PLAN	<input type="checkbox"/> AS SHOWN ON PLAN
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land use schedule

1. **UNIT 143**
2. **UNIT 144**
3. **UNIT 145**
4. **UNIT 146**
5. **UNIT 147**
6. **UNIT 148**

FOX HOLLOW
CALLLOWAY REIT (FOX HOLLOW) INC.

LEGEND:

- 1. UNITS
- 2. COMMON AREAS
- 3. DRIVEWAYS
- 4. DRIVEWAYS



London
CANADA

Site Plan

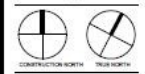


Chambrain
Architects
Coordination
Managers

Chambrain Architect
Services Limited
4015 Palladium Way, East 11
Burlington, Ontario, L7M 3W6,
CANADA
Phone: 905.601.1777
www.chambrain.ca

NO.	REVISED	DATE
1	2023-09-20	ISSUE

The City of London and County of Lambton Kent
Planning Department is pleased to provide this
Site Plan for your information. This plan is
subject to the approval of the Planning
Department and the Council of the City of
London and the County of Lambton Kent.
This plan is not a guarantee of any kind and
is not intended to be used for any purpose
other than the one for which it was prepared.
The City of London and County of Lambton
Kent assume no responsibility for any
damages or losses of any kind, including
consequential or special damages, arising
out of the use of this plan.



FOX HOLLOW

1235 FANSHAW PARK RD
WEST

Site Plan
1:350



ITEM	REQUIRED	PROPOSED
EXISTING ZONING	RES-36 & RES-37	
USE AREA	27,861 & 15,840	
NUMBER OF UNITS - UNIT COUNT	141	141
TOTAL	43	43
CONCRETE FOUNDATION - UNIT COUNT	141	141
CONCRETE FOUNDATION - TOTAL	43	43
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DESCRIPTION	AREA (SQ M)	AREA (SQ FT)	PERCENTAGE
BUILDING FOOTPRINT			
FOUR-STOREY - TYPE 1	2736.30 SQ M	29241 SQ FT	100%
FOUR-STOREY - TYPE 2	2967.30 SQ M	32143 SQ FT	39%
TOTAL	5703.60 SQ M	61384 SQ FT	39%
HARD LANDSCAPE			
CURB	162.46 SQ M	1747 SQ FT	3%
DRIVEWAY	282.56 SQ M	3047 SQ FT	5%
ASPHALT	3132.50 SQ M	33832 SQ FT	57%
TOTAL	4177.52 SQ M	44956 SQ FT	75%
SOFT LANDSCAPE			
GRASS	2098.97 SQ M	22639 SQ FT	36%
TOTAL	2766.17 SQ M	29714 SQ FT	48%

BUILDING	SQA	UNIT COUNT	FOUR-STOREY	UNIT COUNT
BLOCK 1	8539	141	0	141
BLOCK 2	12882	141	141	0
BLOCK 3	12882	141	141	0
BLOCK 4	12882	141	141	0
BLOCK 5	8539	141	0	141
BLOCK 6	12882	141	141	0
BLOCK 7	12882	141	141	0
BLOCK 8	12882	141	141	0
BLOCK 9	12882	141	141	0
BLOCK 10	12882	141	141	0
BLOCK 11	12882	141	141	0
BLOCK 12	12882	141	141	0
BLOCK 13	12882	141	141	0
BLOCK 14	12882	141	141	0
BLOCK 15	12882	141	141	0
BLOCK 16	12882	141	141	0
BLOCK 17	12882	141	141	0
BLOCK 18	12882	141	141	0
BLOCK 19	12882	141	141	0
BLOCK 20	12882	141	141	0
BLOCK 21	12882	141	141	0
BLOCK 22	12882	141	141	0
TOTAL	309247	34734	148	148

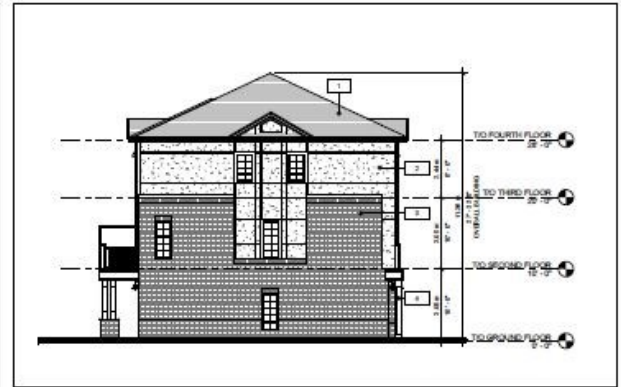
SITE PLAN

Issue Date: _____
 Designer: RL / CMC / DM
 Designer: JM
 Scale: As indicated
 Revision: 120044
A001

Building Elevations



1 NORTH ELEVATION - BLOCK 22
ASB 1: 100



3 EAST ELEVATION - BLOCK 22
ASB 1: 100



2 SOUTH ELEVATION - BLOCK 22
ASB 1: 100



4 WEST ELEVATION - BLOCK 22
ASB 1: 100

Internal Site and Street View Renderings



*Rendered View of the Townhouse units facing the internal private roads,
prepared by Chamberlain Architect Ltd. (December 2020)*



*Rendered View of the Townhouse units looking from the public streets, prepared by Chamberlain Architect Ltd.
(December 2020)*



Perspective View





Recommendation

- The Planning and Environment Committee advise the Approval Authority of any issues or concerns raised at the public meeting with respect to the applications for Draft Plan of Vacant Land Condominium and Site Plan Approval for 1235 Fanshawe Park Road West.