

39CD-13515/Z-8283  
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**NOTICE OF APPLICATION  
for Approval of Draft Plan of Vacant Land Condominium  
and Zoning By-law Amendment**

The City of London has received an application for approval of a draft plan of Vacant Land condominium as shown on the map attached. The proposed draft plan of condominium is described below. The City of London has also received a Zoning By-law Amendment application. The City of London has also received an application for Site Plan Approval. We are advising you of these applications to invite your comments and the comments of nearby property owners.

<b>APPLICANT:</b>	<b>Darryl Neville</b>
<b>LOCATION:</b>	<b>Municipal Address: 1804, 1806 &amp; 1808 Avalon Street, north of Dundas Street and west of Clarke Road</b> (see attached map) <b>Planning District:</b> Argyle <b>Watershed:</b> Pottersburgh Creek <b>Assessment Roll Number:</b> 030300058900000
<b>PURPOSE AND</b>	The purpose and effect of this application is to consider the development of 23 single detached cluster housing units within a plan of condominium. Consideration of a Vacant Land Plan of Condominium with 23 units, all served by one common element access. The existing semi-detached dwelling is proposed to be converted into two (2) single detached cluster housing units and is to be incorporated into the proposed condominium.
<b>PROPOSAL:</b>	Consideration of a request to approve a vacant land plan of condominium consisting of 23 detached dwelling units, and a common element for the internal driveway and services.  Vacant land condominiums include units and common elements. The "unit" is a parcel of land on which a building or structure will be constructed. When a vacant land condominium is registered, each unit may be sold to a future homeowner either before or after the home is constructed on the unit. Planning Committee will be considering the implications of dividing the land into units and common elements as shown on the attached draft plan. The Site Plan application associated with the proposal is also currently under review.  Possible Amendment to Zoning By-law Z.-1 to change the zoning <u>from</u> a Residential R2 Special Provision (R2-1(9)) Zone which permits single detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings with a maximum of 2 dwelling units, with special provisions for reduced sideyards of 1.2 metres and a 30 metre setback of homes from the railway line, and a Residential R3 (R3-1) Zone which permits single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings, and fourplex dwellings, <u>to</u> a Residential R6 Special Provision (R6-3(____)) Zone which would permit single detached cluster housing, semi-detached cluster housing, and duplex cluster housing at a maximum density of 25 units per hectare, with special provisions for a reduced lot frontage of 20 metres (whereas 22 metres minimum is required), a reduced easterly interior and rear yard setback of 1.8 metres (whereas 3.0 metres is required), and a minimum north interior side yard (adjacent to the railway line) of 30.0 metres.

**PLANNING  
POLICIES:**

The City is also considering the following amendments:

- The application of a Holding (h) Provision across the subject lands. The holding provision is to ensure the orderly development of lands and the adequate provision of municipal services.

The Official Plan designates these lands "Low Density Residential" allowing low-rise, low density forms of housing including single detached, semi-detached and duplex dwellings as the main permitted uses. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of the Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2 Scale of Development.

**HOW TO  
COMMENT:**

Please call in, mail, fax or email your comments by **Monday, December 2, 2013** if possible. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning & Environment Committee of City Council for consideration. **Please Note:** Your comments and opinions submitted to the City on this matter, including your name and address, will become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

Your representative on City Council, Councillor Bill Armstrong (bus. 519-661-2500 ext. 4943) would be pleased to discuss any concerns you may have with this application.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

**APPEALS:**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Manager of Development Services in respect of the proposed Plan of Condominium, Official Plan or Zoning By-law amendment (if applicable) before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Condominium;
- ii. the Council of the City of London adopts the proposed Official Plan amendment (if applicable); or,
- iii. the Zoning By-law amendment is passed (if applicable),

the person or public body is not entitled to appeal the decision of the Approval Authority, or the Council of the City of London to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**PUBLIC  
MEETING:**

The appropriateness of the proposed plan of condominium will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

**FOR MORE  
INFORMATION  
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For additional information, please contact **Nancy Pasato at 519-661-2500 ext. 4586**, referring to "**File 39CD-13515/Z-8283 – 1806 Avalon Street**", or inquire at Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

**TO BE  
NOTIFIED:**

If you wish to be notified of the decision of the Approval Authority in respect of this proposed plan of condominium, you must make a written request to the Manager of Development Services, City of London, P.O. Box 5035, London ON N6A 4L9.