

London real estate market hot, hot, hot



Bruce Smith

Bruce Smith Special to Londoner

Summer weather is heating up the local real estate market. How do eager home buyers manage expectations?

Londoners seeking to purchase a new home are finding a robust market with record sales over the past several months. This can result in some stress

as buyers may find themselves in multiple offer situations or simply dealing with the stress associated with missing out on their dream home.

I believe that the biggest mistake made by buyers is not having their financing in place - or at least the financial parameters established - on what they can afford in terms of a property before they begin

the search. For lenders, the property itself is interchangeable. They don't care about how many bathrooms there are, the size of the closets or the colour of the walls.

What they do care about is your income, credit and down payment. If you pre-qualify yourself based on that information, you can relax knowing what you can afford, and will only be

viewing homes in your price range. House shopping without a financial plan in place is not unlike putting "the cart before the horse." You are simply setting yourself up for disappointment and creating unnecessary stress throughout the process.

My advice is to source a reputable mortgage broker who can put a financing plan in place, so that

house shopping becomes an enjoyable experience. You can shop with confidence knowing you have a choice of many properties within your price range, and that you have a high probability of qualifying for the financing.

Bruce Smith is a mortgage broker with Cash Management group: www.cashmanagementgroup.com.

Public Notices & BIDDING OPPORTUNITIES

PLANNING APPLICATIONS

Notice of Application

The following applications have been received by the City of London. The Planning and Environment Committee will be considering these applications at a future public meeting, the date and time of which will be published in the Londoner. If you have any questions or would like to provide comment, please see "Providing Comment" below.

2150 Oxford Street - The purpose and effect of this proposed Official Plan Amendment and Zoning by-law Amendment is to change the limits of the floodplain to be consistent with the new floodplain limits resulting from the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project, and to permit a range of less intensive industrial uses on the portion of the property outside the limits of the floodplain. The Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project identified works to be completed that would result in a change to the limits of the regulatory floodline and maximum hazard limit, allowing more lands to be available for industrial development. Holding provisions will also be considered to ensure that the works are completed prior to any development on the site, and that high quality urban design is incorporated into future development on the site. Possible change to the Official Plan **FROM** "Open Space" **TO** "Light Industrial", possible change to Schedule "B-1" Natural Heritage Features to change the limits of the Maximum Hazard Limit, and possible change to Schedule "B-2" Natural Resources and Natural Hazards to change the limits of the Regulatory Flood Line. Possible change to Zoning By-law Z-1 **FROM** an Open Space/General Industrial (OS4/GI1) Zone **TO** a holding Light Industrial (L-1/L11/L12/L14/L15) Zone. File: OZ-8510, Contact: Gregg Barrett (gbarrett@london.ca) (Dundas)

2525 and 2695 Dingman Drive - The purpose and effect of this proposed Zoning by-law Amendment is to permit the severance of 2525 Dingman Drive to convey a parcel to 2695 Dingman Drive, and to permit the construction of a new single family home on the lot at 2525 Dingman Drive. The current Urban Reserve zone permits existing dwellings, kennels, conservation lands, agricultural uses, existing defined industrial uses, and managed woodlots. The proposed Residential zone would permit a single detached dwelling, with a special provision to recognize a reduced rear yard setback from the adjacent open space zone. Possible change to Zoning By-law

Z-1 **FROM** an Urban Reserve (UR6) Zone **TO** a Residential Special Provision (R1-16(L)) Zone. File: Z-8512, Contact: G. Barrett (gbarrett@london.ca) (Dundas).

2605 & 2651 Tokala Trail - The purpose and effect of this Official Plan and Zoning change is to allow for the development of a medical office building on the southern ¼ of the subject site with a gross floor area of 4,690m² (53,389 sq.ft) located along the Fanshawe Park Road West corridor with parking provided to the rear and sides of the building and access to the parking area controlled through the use of gates and prescribed fee and to permit single detached dwellings and/or street townhouse dwellings on the northern ¼ of the subject site located along Tokala Trail. Possible amendment to the Official Plan on the southern ¼ of the subject site from **FROM** Multi-Family, Medium Density Residential **TO** Office Area. Possible amendment to the Zoning By-law Z-1 **FROM** a Holding Community Facility/Holding Residential R6 Special Provision/Residential R7/Residential R8 (h-h-54-h-71-h-95-h-100-R6-S(29)/R7-H15-D75/R8-H15-D75) Zone for the lands at 2651 Tokala Trail which permits a range of institutional uses as part of the Community Facility zone, various forms of cluster housing as part of the Residential R6 zone, low-rise apartment buildings for senior citizens and special populations as part of the Residential R7 Zone, and low-rise apartment buildings as part of the Residential R8 zone **AND** a Holding Residential R6 Special Provision/Residential R7/Residential R8 (h-h-54-h-71-h-95-h-100-R6-S(29)/R7-H15-D75/R8-H15-D75) Zone for the lands at 2605 Tokala Trail which permits the same range of uses as 2651 Tokala Trail with the exception of the Community Facility zone **TO** an Office Special Provision (OF5(L)) zone on the southern ¼ of the subject site which permits Professional Offices, Medical/dental Offices, Offices, Convenience Stores, Pharmacies, and Eat-in Restaurants with a special provision to permit controlled parking through the use of barriers and prescribed fees **AND** a Residential R1 Special Provision/Residential R4 (R1-3(R))/R4-1 zone on the northern ¼ of the subject site which permits single detached dwellings in the R1 zone and Street townhouse dwellings in the R4 zone. File: OZ-8511, Contact: Michael Tomazinic (mtomazinic@london.ca) (Dundas)

PROVIDING COMMENT

Your comments on these matters are important. You may comment by phone, mail, e-mail or fax by calling 519-661-4980, or emailing the planner assigned to the file you are interested in.

Mail should be directed to: The City of London, Planning Division, P.O. Box 5035, 300 Dufferin Ave., London, ON, N6A 4L9.

Please note: Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2500 ext. 4937.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the application is adopted or approved, the person or public body is not entitled to appeal the decision of the Municipal Council or the Approval Authority of the City of London to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted or approved, 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 add the person or public body as a party.

ADDITIONAL INFORMATION

If you wish to view additional information or material relating to these applications, the files are available to the public at the Planning Division, 206 Dundas Street, or Development Services, 6th floor, City Hall, 300 Dufferin Ave., London, ON, Monday to Friday, 9:00am-noon. The notices indicate the office location of the files. Key maps for the lands described in these applications are not provided as they are available for review at the offices noted above.

*Please ensure you reference the File Number or address in all communications.

MINOR VARIANCES

The Committee of Adjustment for the City of London will meet on **Monday, August 10th, 2015**, commencing at 1:20 p.m., on the second floor of City Hall, 300 Dufferin Avenue, London, Ontario for the purpose of hearing the following applications for Minor Variance to Zoning By-law Z-1.

1:20 p.m. - A.121/15 - 729 Rowntree Avenue - To construct a carport. To permit an east interior side yard setback of 0.0 m (0.0 ft) whereas 1.2 m (3.9 ft) is

required.

1:30 p.m. - A.122/15 - 502 Grosvenor Street - To construct a detached accessory structure. To permit a building height of 7.0m (23.2 ft) whereas 6.0m (19.6 ft) is the maximum. To permit a rear yard setback of 1.2 m (3.9 ft) whereas 3.6 m (11.8 ft) is required. To permit a west interior side yard setback of 1.2 m (3.9 ft) whereas 3.6 m (11.8 ft) is required. To permit an east interior side yard setback of 1.2 m (3.9 ft) whereas 3.6 m (11.8 ft) is required. To permit a lot coverage of 17% whereas 10% maximum is permitted for all detached accessory structures.

1:40 p.m. - A.123/15 - 7620 Longwoods Road - To construct a single detached dwelling. To permit a Lot frontage of 45.7 m (149.9 ft) whereas 60 m (196.8 ft) is required.

1:50 p.m. - A.124/15 - 1299 Oxford Street East - To construct three stand-alone commercial buildings. To permit a front yard setback of 4.9 m (16.0 ft) whereas 10.0 m (32.8 ft) is required. To permit an exterior side-yard setback of 8.3 m (27.2 ft) whereas 10.0 m (32.8 ft) is required. To permit a lot coverage of 38.39% whereas 30% maximum is permitted.

2:00 p.m. - A.125/15 - 323, 325 & 327 Wharncliffe Road North - Variances required from a Consent to Sever. 323 Wharncliffe Road North: to permit a north interior side yard setback of 1.2 m (3.9 ft) whereas 1.8 m (5.9 ft) is required. 325 & 327 Wharncliffe Road North: to permit a south interior side yard setback of 1.2 m (3.9 ft) whereas 1.8 m (5.9 ft) is required.

2:10p.m. - A.126/15 - 4425 Wellington Road South - To construct commercial buildings. To permit 266 parking spaces whereas 276 are required. To permit a gross floor area of 5520 m² (59416 sq. ft) whereas 2420 m² (26048 sq. ft) is the maximum.

If you wish to be notified of a decision of the Committee of Adjustment, you must appear in person or by Counsel at the hearing and file a written request with the Secretary-Treasurer of the Committee of Adjustment. An appeal from a decision of the Committee of Adjustment to the Ontario Municipal Board shall be filed within 20 days of making the decision. Any appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, in person at 7th floor, City Hall, 300 Dufferin Ave., London, ON, or Mail to City of London, P.O. Box 5035, ON N6A 4L9. 519-661-4988

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