

PLANNING JUSTIFICATION REPORT

Palumbo Homes

279 Sarnia Road
London, ON



July 17, 2024



3.0 SUBJECT LANDS

3.1 Site Description

The subject lands are comprised of a rectangular-shaped parcel, located on the north side of Sarnia Road, approximately 500m west of the intersection of Sarnia Road and Western Road. The subject lands have an approximate total frontage of 32.6m (106.9ft) along Sarnia Road, and a total approximate lot area of 2,179.3m² (23,457.7ft²) (Figure 1).

Figure 1: Location map of the subject lands (Source: Interactive mapping of City of London)

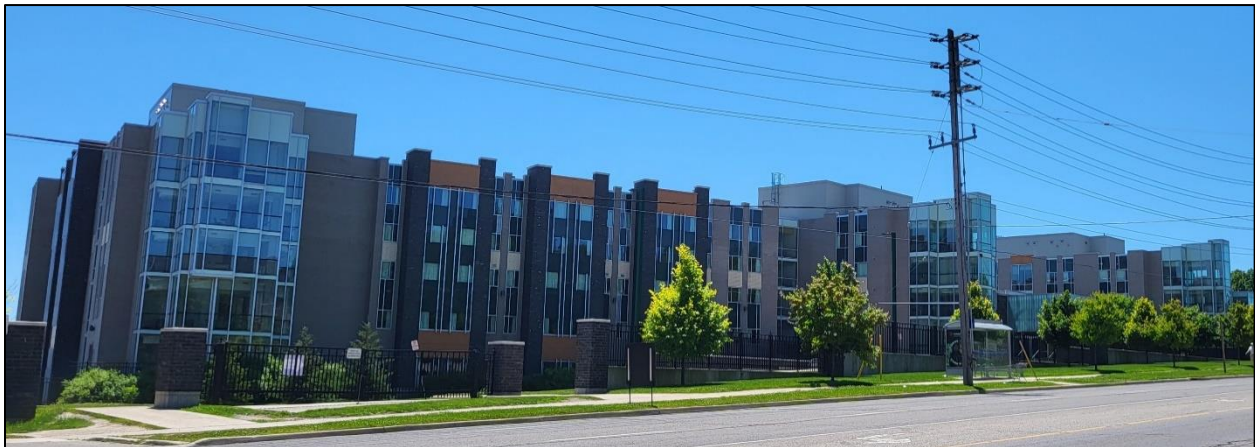


The southern portion of the subject lands is currently occupied by a single-storey, single-detached dwelling and an accessory building while the remainder of the subject lands consists of grassed and vegetated areas. Vehicular access is provided from Sarnia Road by a driveway located along the easterly portion of the subject lands (Figure 2). The subject lands are generally flat.

Figure 10: Student housing on Sarnia Road



Figure 11: Student housing on Sarnia Road



Lands within an 800m, 10-minute walk radius are still predominantly characterized by low-density residential uses, being generally comprised of one and two-storey single-detached dwellings. Medium-density type housing is generally located to the southeast of the surrounding area. Commercial uses, generally limited to convenience-type commercial uses, are located at the intersection of Sarnia Road and Western Road (#11). Institutional uses include Western University Campus (#9), located to the easterly portion of the surrounding area (#9); University Heights Public School located to the southeast (#12), Orchard Park Public School (#2) and St. Thomas More Catholic School (#4) located to the west. Open spaces include A. L. Furanna Park (#1); Rollingwood Circle Park (#3) and Ruskin Park (#5) located to the west and Chesham Heights Park (#6) and University Heights Park (#7) located to the southwest; and, the Thames River, which runs through the north and is surrounded by vegetated areas.

Site plan of a proposed 10-unit residential development. The plan shows two rectangular building footprints, Block A and Block B, each labeled "(10 Units)". Block A is on the right and Block B is on the left. Units are numbered 1-10 in each block. The plan includes a central parking area with 12 stalls, a "FIRE ROUTE" running vertically through the center, and a "PAINTED CROSSWALK" at the top. A "COMMON AMENITY SPACE" is located at the top left. The site is bounded by "SARNIA ROAD" to the north and "EXISTING CONCRETE SIDEWALK" to the east. Various setbacks and dimensions are provided, including a "1.5M HIGH WHITE PRIVACY FENCE" along the north and east boundaries. A "PERGOLA ON CONCRETE PAD AS PER LANDSCAPE PLAN" is shown at the top left. A "DEEP WELL GARAGE COLLECTION" is located near the center. The plan also shows "1.5m WIDE CONCRETE SIDEWALK" and "2.1m WIDE CONCRETE SIDEWALK" areas. A "SNOW STORAGE" area is indicated near Block B. The plan is oriented with North at the top, indicated by a north arrow pointing towards the top left.

The proposed site design will enhance the public realm by providing a minimal front yard setback (3.2m) and an active wall along the public street (Sarnia Road). Rendering views of the proposed development are presented in Figures 14 and 15.