

Bill No. 193
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2250 Blackwater Road, 660 & 670 Garibaldi Avenue.

WHEREAS **Drewco Development Corporation** has applied to rezone an area of land located at 2250 Blackwater Road, 660 & 670 Garibaldi Avenue, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2250 Blackwater Road and 660 Garibaldi Avenue, as shown on the attached map comprising part of Key Map No. A102, **from** a Residential R6 Special Provision/Residential R7 (R6-5(5)/R7•D35•H12) Zone **to** a Residential R6 Special Provision/Residential R7 (R6-5(*_)/R7•D63•H12) zone.

2. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 670 Garibaldi Avenue, as shown on the attached map comprising part of Key Map No. A102, **from** a Residential R6 Special Provision/Residential R7 (R6-5(5)/R7•D35•H12) Zone **to** a Residential R6 Special Provision Bonus/Residential R7 (R6-5(**)•B-(_)/R7•D75•H18) Zone.

3. Section Number 10.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

R6-5(*_)	2250 Blackwater Road & 660 Garibaldi Avenue	
a)	Regulations	
i)	Density (Maximum)	63 units per hectare (25 units per acre)
ii)	Height (Maximum)	12 meters (39.4 feet)
iii)	The maximum density calculation shall be based on the total block area which existed on the date of the passing of the By-law.	

4. Section Number 10.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

R6-5(**)	670 Garibaldi Avenue	
a)	Regulations	
i)	South Interior Yard (Minimum)	8.3 metres (27.2 feet)
ii)	Rear Yard from Adelaide Street (Minimum)	10 metres (32.8 feet)
iii)	The maximum density calculation shall be based on the total block area which existed on the date of the passing of the By-law.	

5. Section Number 4.3 (Bonus Zones) of the General Provisions to By-law No, Z.-1 is amended by adding the following Site Specific Bonus Provision:

B-(____) 670 Garibaldi Avenue

This bonus zone is intended to facilitate a development design which includes a 6-storey (21 metre) apartment building with underground parking and a total of 138 units, which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:

- A 6-storey apartment building design that is aesthetically pleasing, functional and pedestrian supportive which, with minor variations at the City's discretion matches the conceptual plan shown in Schedule "1" of the amending By-law, and includes:
 - Exterior construction materials including brick facade and articulation as shown in Schedule "1".
 - Minimum of One (1) level of below grade parking with a minimum of 100 vehicular parking spaces.
 - Berm and dense landscaping along the Garibaldi Avenue frontage, south of the location of the Civic Space, to maximize privacy between the proposed parking area on the subject lands and the abutting residential properties to the west.
 - Minimal yard depths from the apartment building to Adelaide Street North to allow the maximum achievable yard depth possible from the apartment building to Garibaldi Avenue.
 - Pedestrian connections from the subject property to the abutting commercial lands, existing sidewalks and future municipal pathway.
 - Dedication of a portion of land, with an area of approximately 500 square metres, to be used as a Civic Space abutting the pedestrian pathway with a frontage on Garibaldi Avenue. The total land area of this Civic Space may be in combination with the lands at 660 Garibaldi Avenue.
 - The Civic Space shall be improved to the satisfaction of the Managing Director, Planning and City Planner at no cost to the City of London prior to its dedication.

The following regulations apply within the bonus zone:

i)	Density (Maximum)	99 units per hectare
ii)	Height (Maximum)	21 metres

6. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

7. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

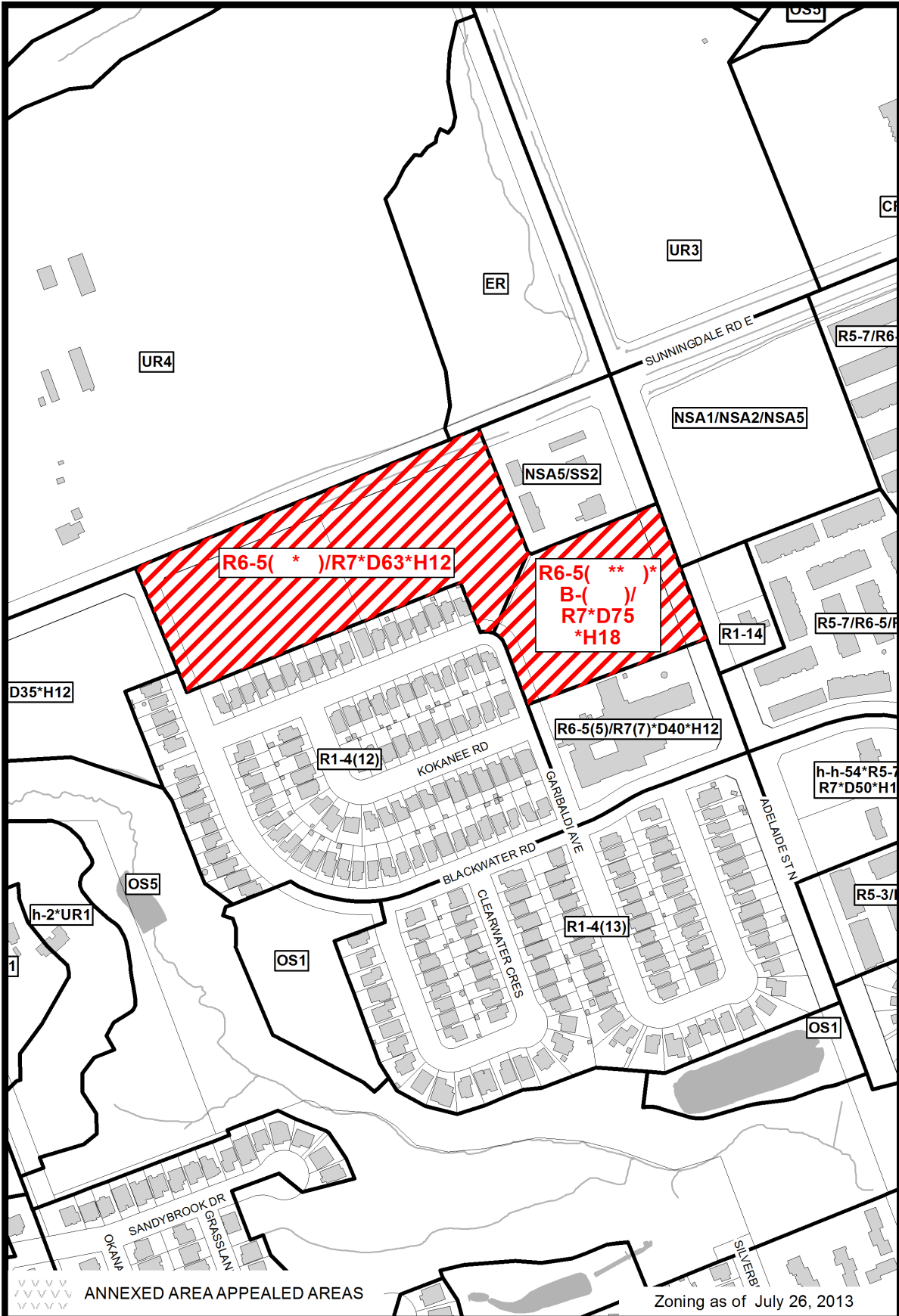
PASSED in Open Council on April 1, 2014.

Joe Fontana
Mayor


Catharine Saunders
City Clerk

First Reading - April 1, 2014.
Second Reading - April 1, 2014.
Third Reading - April 1, 2014.

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: Z-8190
 Planner: AW
 Date Prepared: 2013/08/28
 Technician: CK
 By-Law No: Z.-1-

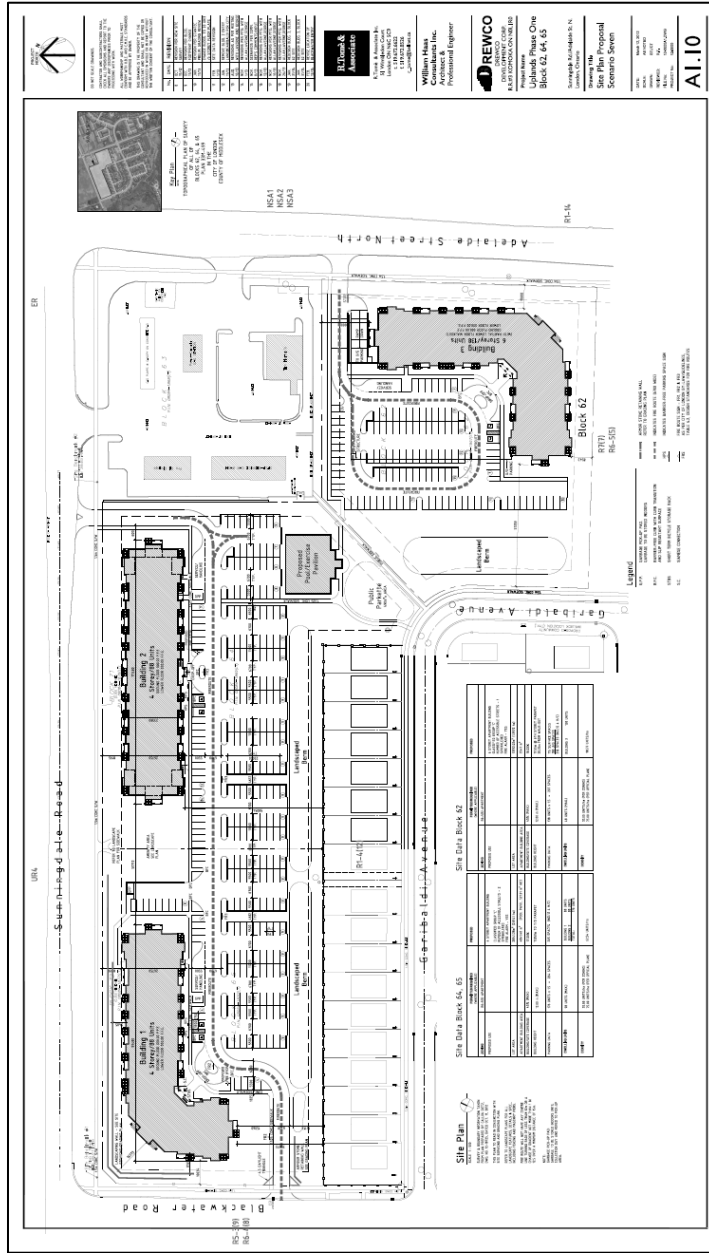
SUBJECT SITE 

1:3,800

0 15 30 60 90 120 Meters



Schedule "1"



AI.10

Schedule "1"

