

Bill No. 197
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 545 Fanshawe Park Road West.

WHEREAS **MHBC Planning Urban Design and Landscape Architecture** has applied to rezone an area of land located at 545 Fanshawe Park Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number _____ this rezoning will conform 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 545 Fanshawe Park Road Road West, as shown on the attached map comprising part of Key Map No. A102, **from** a Community Facility Special Provision (CF3(3)) and an Open Space (OS4) Zone **to** a Holding Residential R9 Special Provision Bonus (h-11•h-55•h-(*)•h-(**)•R9-7(____)•B(____)) and an Open Space (OS4) Zone.

2. Section Number 3.5(2) of the Holding Provisions Section to By-law No. Z.-1 is amended by adding the following holding provision:

h-*_) Purpose: A (h-*) holding provision shall not be deleted until the conceptual design of the proposed storm/drainage and SWM servicing works is completed and approved prior to the site plan application being considered to satisfaction of the City Engineer.

h-**_) Purpose: A (h-**) holding provision shall not be deleted until the following development design criteria are met: the design shall include, but not be limited to, the required engineering evaluations and confirmation of the existing outlet capacity to the Medway Creek main channel via Amica's storm sewer and channel, address minor and major flows conveyance, SWM measures (quantity, quality and erosion control), all in accordance with City of London Design Permanent Private Systems (PPS) and MOE's requirements, all to the satisfaction of the City Engineer and the MOE ECA's requirements. The Owner's consulting engineer must ensure that the proposed PPS for storm/drainage and SWM servicing works for the subject lands will be sized to address the proposed land use on the subject lands and the limitation in the outlet system, no adverse impact on the downstream lands or the existing water resources/storm conveyance and SWM system.

3. Section 13 of the Residential R9 Zone of By-law No. Z.-1 is amended by adding the following Special Provision:

R9-7(____) 545 Fanshawe Park Road West

a) Regulations

- | | | |
|-----|------------------------------------------------|-------------------------|
| i) | Front Yard Setback
(Minimum) | 5.0 meters (16.4 feet) |
| ii) | Interior Side Yard Setback (East)
(Minimum) | 12.4 meters (40.8 feet) |

iii)	Interior Side Yard Setback (West) (Minimum)	9.2 meters (30.2 feet)
iv)	Rear Yard Setback (Minimum)	9.5 meters (31.2 feet)

4. Section Number 4 of the General Provisions of By-law No. Z.-1 is amended by adding the following Site Specific Bonus Provision:

B-____ 545 Fanshawe Park Road West

The increase in height and density to the zoning of the subject lands shall be permitted in return for enhanced urban design elements consisting of 2 residential apartment buildings and a podium base which is generally in keeping with the illustrations attached as Schedule "1" of the amending by-law, which shall be implemented through a development agreement in return for the provision of the following services, facilities, and matters:

- A development design which includes two point tower forms with a common podium in the form of two-storey townhouses comprised of:
 - a maximum of 235 residential dwelling units within the two point tower forms (Tower A: 115 units; Tower B: 120 units);
 - a maximum of 15 residential dwelling units within the two-storey townhouses (Tower A: 7 units; Tower B: 8 units);
- Building orientation toward the Fanshawe Park Road West corridor;
- Building elevations that have been divided into a series of modulated components that are defined by complementary changes in articulation and cladding materials;
- A variation of building materials and the use of cornices that define the major changes in cladding materials on the elevations;
- The inclusion of a base, middle and cap with a base consisting of a two-storey townhouse form, a middle that consists of 14-storeys above the base for Tower 'A' and 13-storeys above the base for Tower 'B', and a one-storey cap above the middle;
- A mix of underground and surface parking spaces that are located in the rear yard;
- Enhanced landscaping features including a centralized park feature and an outdoor amenity area integrating the existing open space setting;
- Ground floor and second floor private amenity space; and,
- Rooftop patios

a) Regulations

i)	Building Height (Maximum)	60 meters
ii)	Number of Dwelling Units (Maximum)	250 units
iii)	Density (Maximum)	246 units per hectare
iv)	Front Yard Setback (Minimum)	5.0 meters (16.4 feet)
v)	Interior Side Yard Setback (East) (Minimum)	12.4 meters (40.8 feet)
vi)	Interior Side Yard Setback (West) (Minimum)	9.2 meters (30.2 feet)
vii)	Rear Yard Setback	9.5 meters (31.2 feet)

5. 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.

6. 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

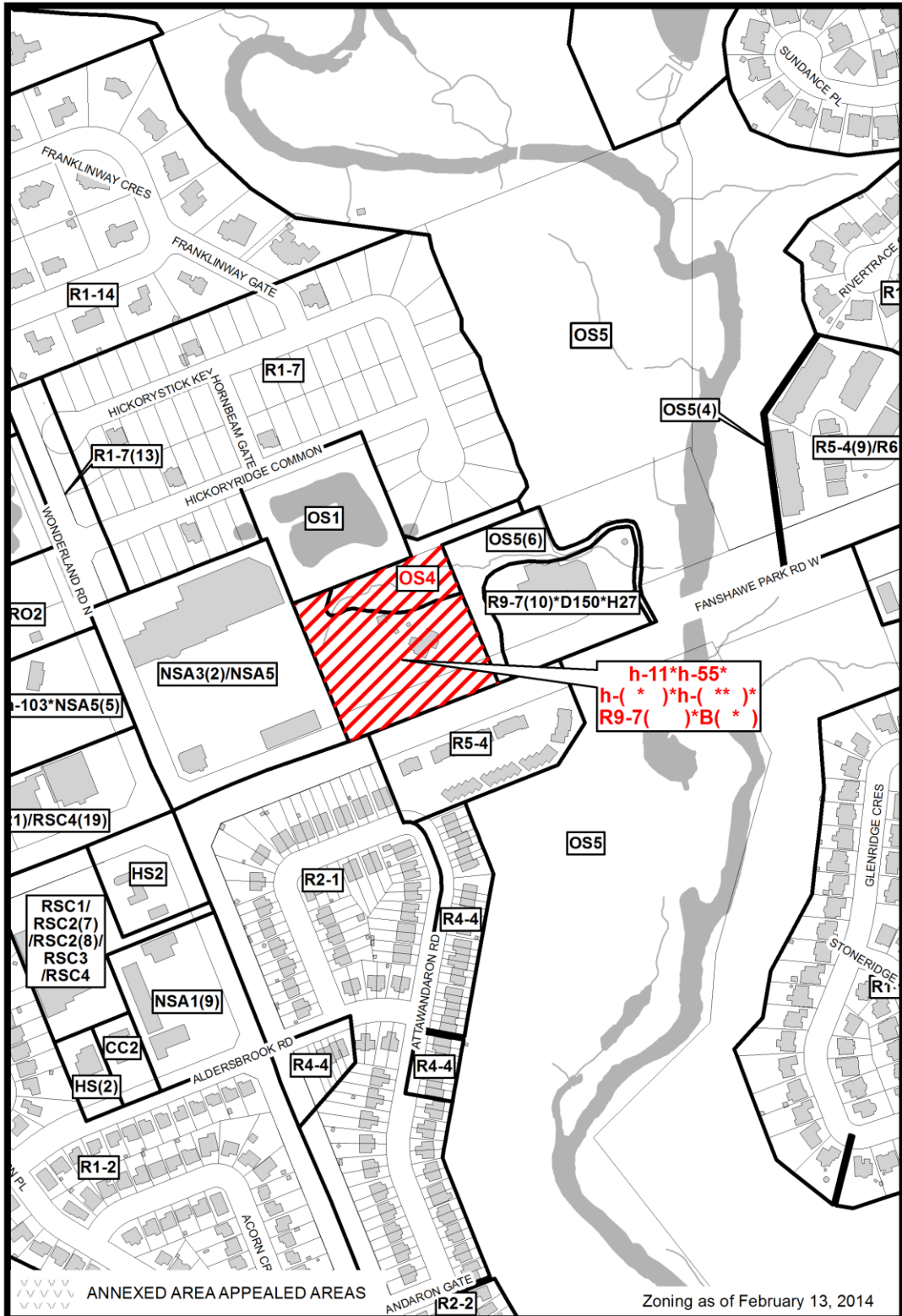
Catharine Saunders
City Clerk

First Reading – April 1, 2014.

Second Reading – April 1, 2014.

Third Reading – April 1, 2014.

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



ANNEXED AREA APPEALED AREAS

Zoning as of February 13, 2014

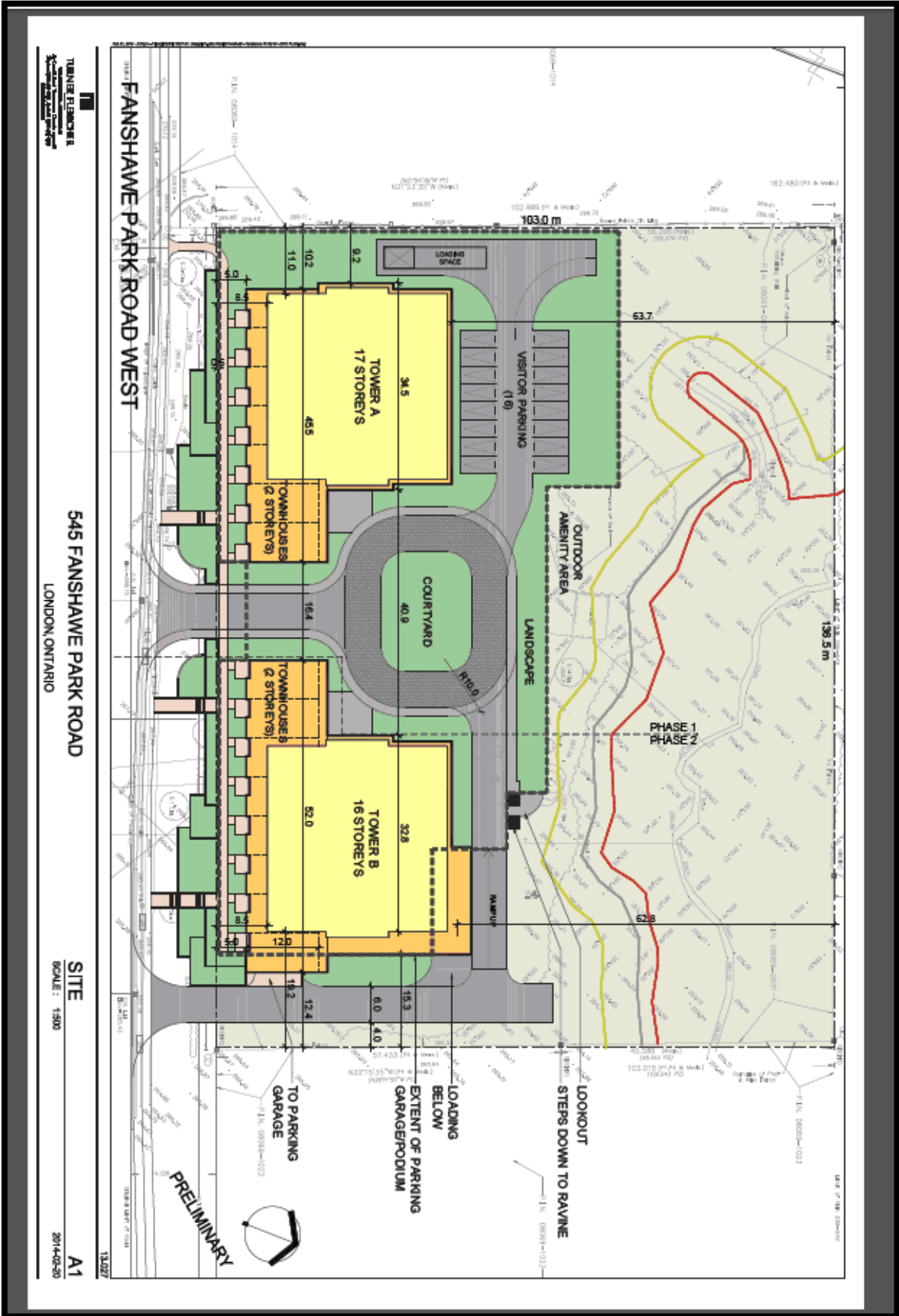
File Number: OZ-8286
 Planner: NM
 Date Prepared: 2014/03/04
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:4,000
 0 20 40 80 120 160
 Meters



Schedule '1'



TUNNEY ENGINEERING
CONSULTANTS

545 FANSHAWE PARK ROAD
LONDON, ONTARIO

SITE A1
SCALE : 1:500
2014-02-20

525 Fanshawe Park Road
London, Ontario

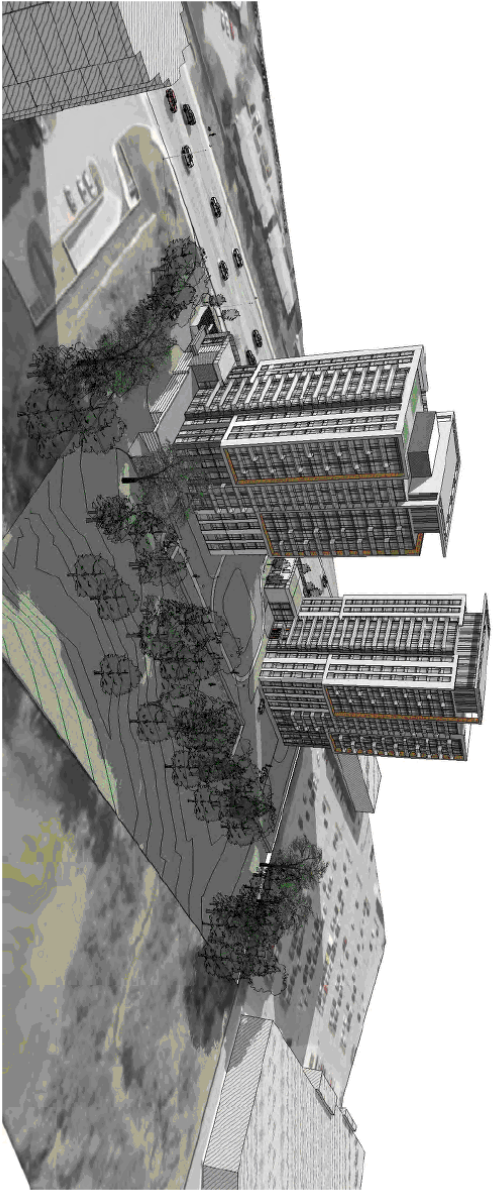
13.027
January 31, 2014



TF
TURNER FLEISCHER

525 Fanshawe Park Road
London, Ontario

13.027
January 31, 2014



 TURNER FLEISCHER