

Bill No. 498
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 1300
Fanshawe Park Road East.

WHEREAS **1849259 Ontario Inc.** has applied to rezone an area of land located
at 1300 Fanshawe Park Road East, 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 1300 Fanshawe Park Road East, as shown on the attached map
compromising part of Key Map No. A103, **from** a Holding Associated Shopping Area
Commercial (h●ASA1/ASA2/ASA3/ASA4/ASA5/ASA6/ASA7) Zone **to** a Holding Associated
Shopping Area Commercial Special Provision (h●h-11●
h(●)●ASA1/ASA2/ASA3/ASA4/ASA5(●)/ASA6/ASA7) Zone.

2. Section Number 24.4 of the Associated Shopping Area Commercial (ASA5) Zone
is amended by adding the following Special Provision:

ASA5(●) 1300 Fanshawe Park Road East

a) Additional Permitted Use:

i) Automobile Sales and Service Establishment

3. Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by
adding the following new holding provision:

h-(●) Purpose: The removal of the h-(●) shall not occur until such time
as the as the owner has entered into a development agreement
with the City of London to ensure that development of the site
occurs generally in accordance with the Urban Design Guidelines
and Illustrations attached as Schedule "1" to the amending by-law
and to ensure the long-term maintenance of on-site architectural
and landscaping features which are visible from the public realm.

4. 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 September 30, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – September 30, 2014
Second Reading – September 30, 2014
Third Reading – September 30, 2014

[illegible]

Schedule “1”

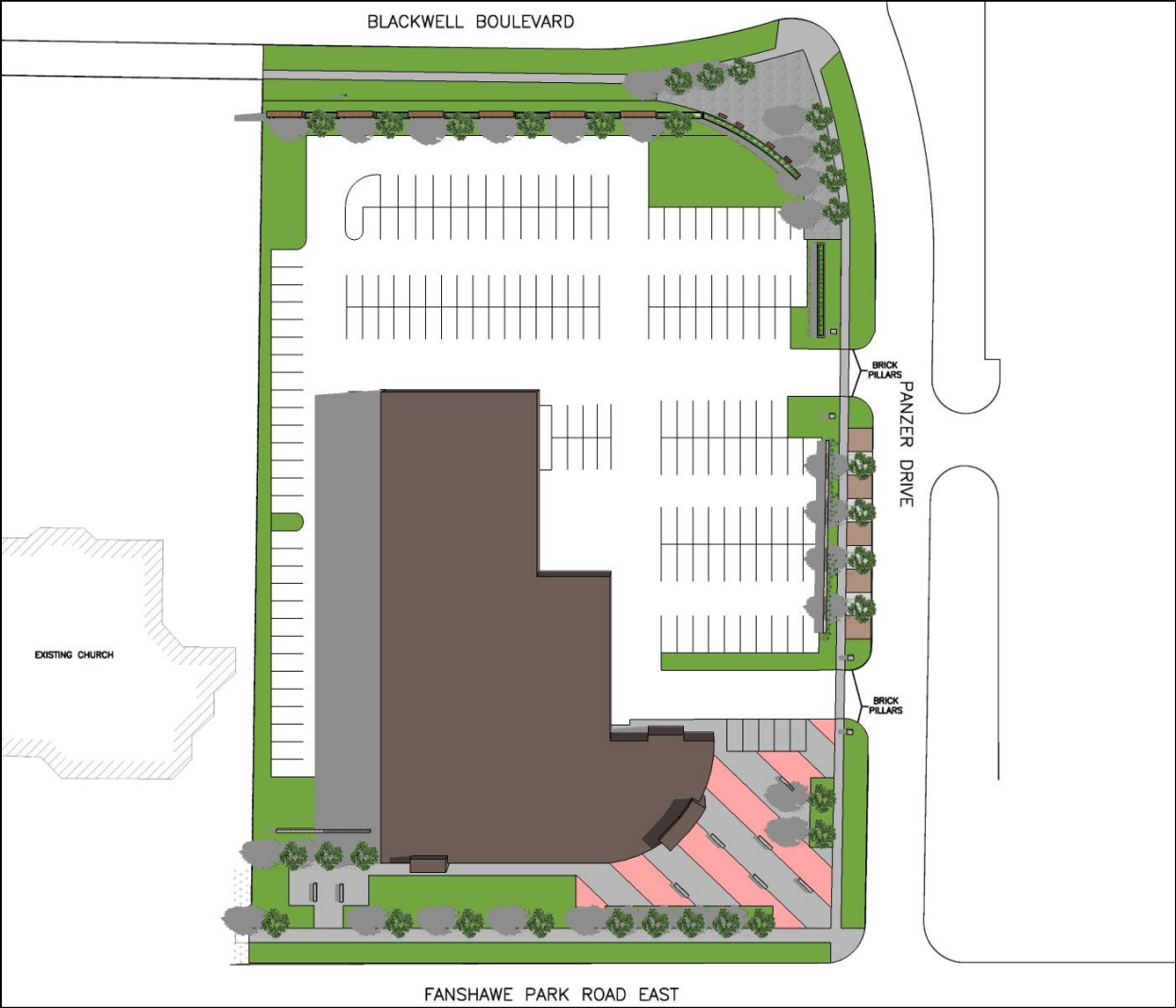
1300 Fanshawe Park Road - Urban Design Guidelines:

The following guidelines have been prepared in order to guide the future development of an Automobile Sales and Service Establishment on the lands located at the northwest corner of Fanshawe Park Road East and Panzer Drive. In general, the guidelines are intended to provide for a pedestrian-oriented interface with the public realm which is sensitive and complementary to future residential uses surrounding the site. The attached illustrations have been prepared in order to aid with the interpretation and implementation of the following guidelines:

- a) The proposed outdoor display and sales area shall be designed as a parking area with planters located at the end of each aisle, and no more than 15 parking spaces permitted in a row without an interrupting minimum 3m width planting area in order to break up the visual appearance and mass of the required outdoor sales and display area.
- b) The Site Plan shall include a pedestrian cut-through/open space area at the corner of Panzer Drive and Blackwell Boulevard, with a combination of landscaped and hardscape (interlocking stone, stamped concrete, etc.) surface as generally shown on the attached illustrations.
- c) Ensure the rounded portion of the building located at the southeast corner of the building is oriented toward the intersection of Fanshawe Park Road and Panzer Drive.
- d) The northern property line shall be screened from Blackwell Boulevard with a combination of low landscaped planters, trees and architectural archways. The archways shall be designed to mimic the scale and separation of single storey residential dwellings. Such archways shall be constructed of high-quality masonry materials, with trees of a minimum 50 mm DBH located between each archway. The interior of the architectural archways shall include a contemporary screening design which incorporates a mix of high quality materials with a variation in colour to provide a modern urban street edge. The screening design within each archway shall be semi-transparent to allow for views into and out of the sales and display area and to ensure that the mass of the screening element doesn't dominate the pedestrian experience along Blackwell Boulevard.
- e) Provide a low masonry landscaped wall and landscaping generally in accordance with the attached drawings along the Panzer Drive frontage and any areas along Fanshawe Park Road East not comprised of building frontage.
- f) Include a hard surfaced plaza at the southeast corner of the site which extends from the building entrance to the intersecting public sidewalks. This plaza is intended to be used as a semi-public space designed to include street furniture with the possibility of displaying vehicles.
- g) Vehicular access to the site shall only be permitted via Panzer Drive.

Schedule “1”

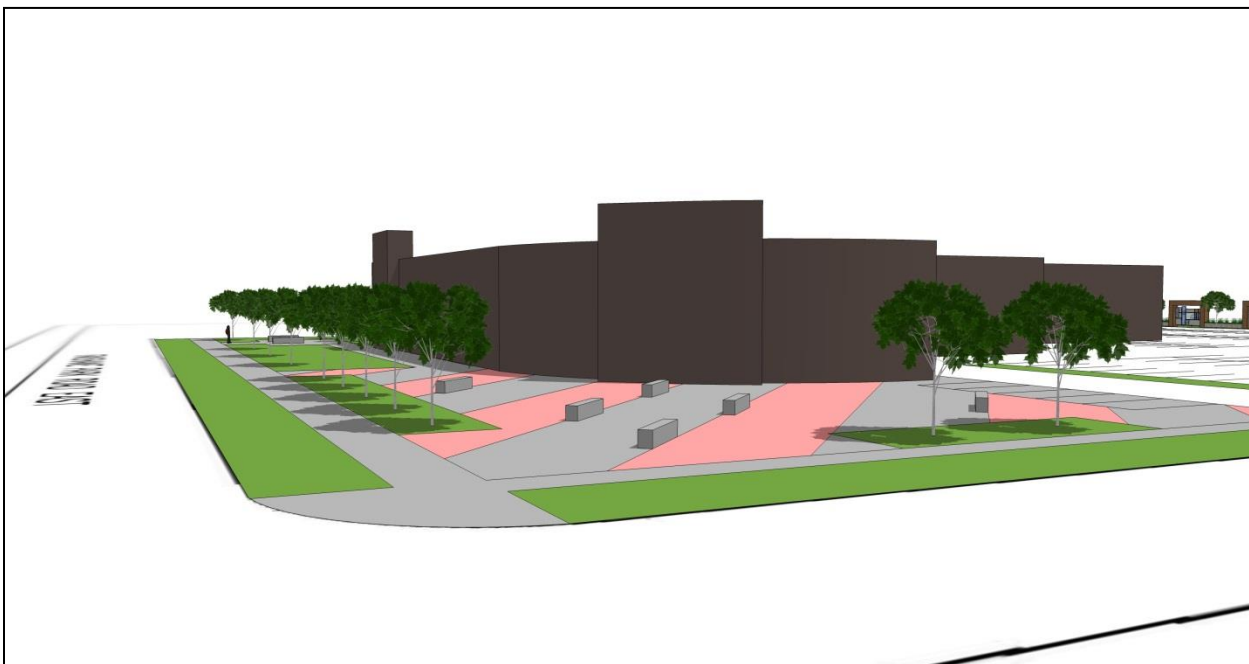
1300 Fanshawe Park Road East – Urban Design Concepts:



Schedule “1”



Schedule “1”



Schedule “1”

