

Bill No. 15
2017

By-law No. Z.-1-17_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 545
Fanshawe Park Road West.

WHEREAS **2403290 Ontario Limited** 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 this rezoning conforms to the Official Plan;

NOW 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 West, as shown on the attached map compromising part of Key Map No. A102, **from** a Holding Residential R9 Special Provision Bonus (h-11●h-55●h-169●h-170●R9-7(22)●B-27) Zone and an Open Space (OS4) Zone **to** a Holding Residential R9 Bonus (h-5●h-11●h-55●h-169●h-170●R9-7●B-(*)) Zone and an Open Space (OS4) Zone.

2. 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 described below consisting of 2 residential apartment buildings and a podium base which is generally in keeping with the Site Plan attached as Schedule 1 to the amending by-law and Architectural Elevations attached as Schedule 2 to the amending by-law, which shall be implemented through a development agreement in return for the provision of the following services, facilities, and matters:

- i. Supporting the preservation of natural areas;
- ii. Supporting the provision of common open space that is functional for active or passive recreational use;
- iii. Supporting the provision of, and improved access to, public open space supplementary to any parkland dedication;
- iv. The inclusion of arbors/ pergolas and seating areas along the planned pedestrian trail in the large outdoor amenity area planned for the northwest quadrant of the site, with this trail being connected to the existing trail located along the stormwater management pond to the north of the site;
- v. The inclusion of green roof features in order to reduce the building’s heating and cooling requirements, and reduce the heat island effect;
- vi. The inclusion of “hardscape” forecourts on either side of the main driveway in front of the entrances into the apartment buildings leading to one of the entrances of the planned pedestrian trail in the Open Space lands on the north portion of the site;
- vii. The preservation of the view corridor to the Open Space lands on the north portion of the site by way of the main driveway from Fanshawe Park Road West;
- viii. A building design that provides for a positive interface with Fanshawe Park Road West by including:
 - Extensive landscaping along the Fanshawe Park Road West frontage to create a more pleasant and engaging experience for pedestrians;
 - Definition to the base, middle and top of the buildings with the base consisting of an articulated two storey brick section that extends beyond the main south elevation of the tower acting as a partial podium for the tower above, the middle consisting of a 15 storey tower above the base for Tower “A” and a 14storey tower above the base for tower “B”, and a top consisting of architectural features that will create a dynamic skyline;
 - Individual ground floor unit entrances with access to Fanshawe Park Road West by way of a landscaped court yard;
 - Tower elevations that have been divided into a series of modulated components that are defined by complimentary changes in articulation. These components have been defined by the use of architectural walls that protrude beyond the main building wall and return at the top of the tower;

- The inclusion of a variety of window sizes and types in order to add visual interest and further break up the massing of the building; and,
- Underground parking for the majority of the required parking with a limited amount of at-grade parking spaces located behind the buildings away from the street edge.

a) Regulations

i)	Front Yard Depth (Minimum)	0.0 meters (0.0 feet)
ii)	Rear Yard Depth (Minimum)	4.0 metres (13 feet) to an OS4 Zone
iii)	Interior Side Yard Depth (East) (Minimum)	12.0 meters (39 feet)
iv)	Interior Side Yard Depth (West) (Minimum)	9 meters (29 feet)
v)	Landscaped Open Space (%) (Minimum)	29%
vi)	Lot Coverage (%) (Maximum)	64%
vii)	Height (Maximum)	Tower “A” 62 metres (203 ft.) Tower “B” 65 metres (213 ft.)
viii)	Density (units per hectare) (Maximum)	281
ix)	Off-street Parking (Minimum)	327 parking spots

3. 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.

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.

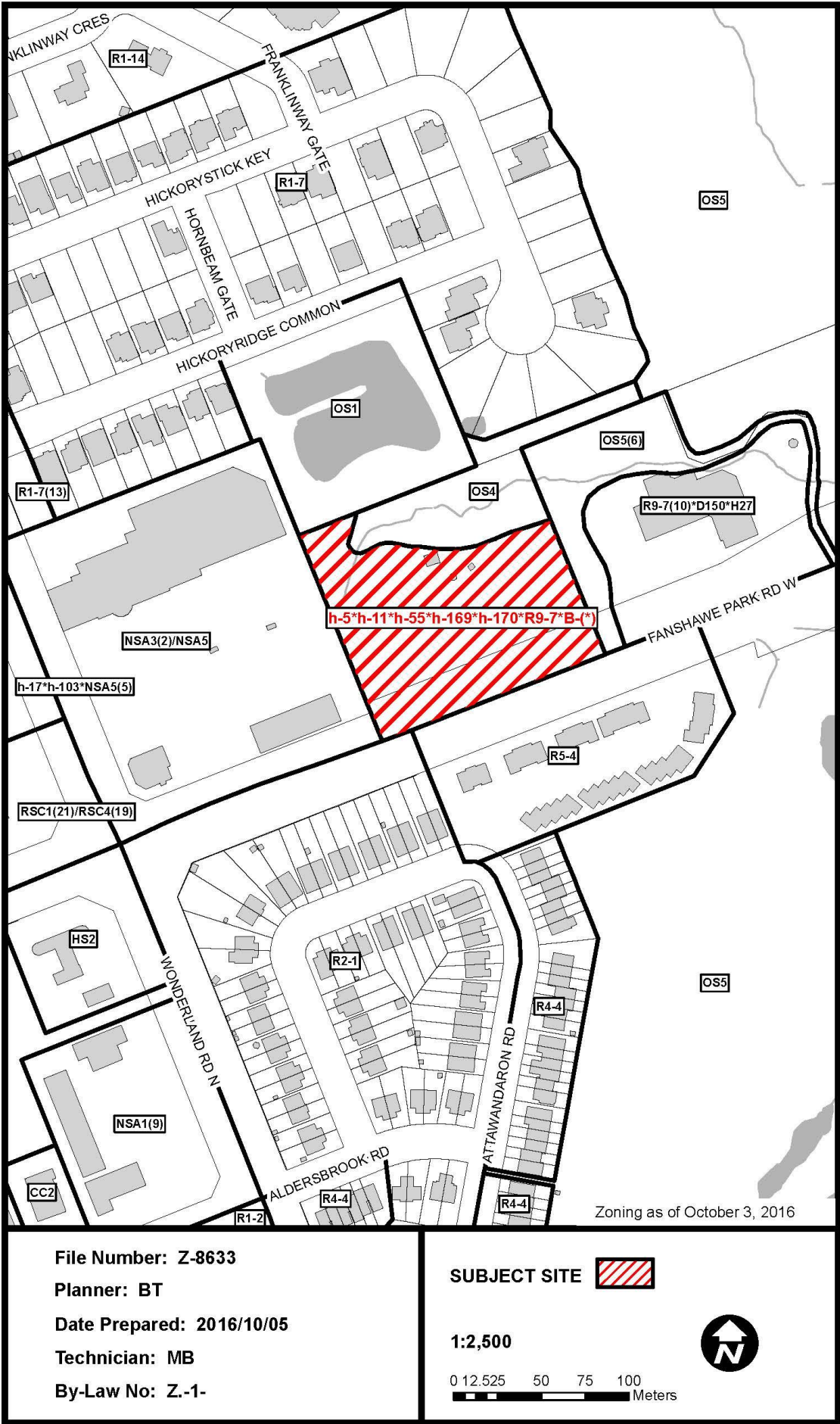
PASSED in Open Council on December 6, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - December 6, 2016
Second Reading – December 6, 2016
Third Reading - December 6, 2016

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



RESIDENTIAL SITE DATA & DEVELOPMENT INFORMATION		KEY PLAN (NOT TO SCALE)	
ADDRESS	100 FANSHAW PARK ROAD WEST		
ZONE	RESIDENTIAL (R-1)		
PROJECT DESCRIPTION	100 FANSHAW PARK ROAD WEST		
LOT/BLK	100 FANSHAW PARK ROAD WEST		
CRUISE STREET (R-1) (R-2)	100 FANSHAW PARK ROAD WEST		
NET SITE AREA (R-1) (R-2)	100 FANSHAW PARK ROAD WEST		
NUMBER OF UNITS	100 FANSHAW PARK ROAD WEST		
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SOUTH ELEVATION

WEST ELEVATION

FANSHAWE PARK CONDOMINIUMS

14-037

South & West Elevation Building 'A'

A-402(A)

