

Bill No. 68
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 801 Sarnia Road.

WHEREAS **2425293 Ontario Inc. c/o Farhad Noori** has applied to rezone an area of land located at 801 Sarnia Road, 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 801 Sarnia Road, as shown on the attached map, **from** an Urban Reserve (UR1) Zone **to** an Open Space (OS1) Zone, a Holding Residential R6 Special Provision (h.*h-34*h-65*R6-5(____)) Zone and a Holding Residential R8*Bonus (h.*h-34*h-65*R8-4*B-____) Zone.

2. Section Number 4.3 iv) – Site Specific Bonus Provisions is amended by adding the following Bonus Provision:

B-____ 801 Sarnia Road

The development shall be in accordance with the site concept and elevations attached as Schedule "1" of this By-law which includes an apartment building with a maximum height of 16 metres with total maximum of 72 units (96 units per hectare). The development shall specifically incorporate the following services, facilities and matters:

Building

- a building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, matches the site concept and elevation drawings shown in Schedule "1";
- The building includes a differentiated base, middle and top;
- Individual entrances to the apartments are located on the ground floor of the apartment building adjacent to Sarnia Road and function as front doors rather than patio doors
- Ground floor amenity spaces are to be designed as open courtyards extending wider than the balconies above and into the front setback;

Site

- Provide glass or metal railings, or masonry walls to delineate the individual courtyards from the public realm.
- Railings are not to exceed 1m in height and masonry walls are not to exceed 0.9m in height in order to maintain visibility.
- Incorporate low landscaping to frame amenity areas.
- Direct walkway access from the front doors to the public sidewalk will be provided.
- Enhanced landscaping within the future public pathway corridor which includes additional plantings and public sitting areas;
- Enhanced entrance feature along Sarnia Road which includes the use of differencing paving materials, vegetation and public sitting areas: and
- All parking is to be located behind the building or enhanced screening.

Notwithstanding anything in the By-law to the contrary the following regulations shall apply:

- | | |
|--|------------------------|
| i) Front Yard Depth
(minimum) | 4.0 metres (13.1 feet) |
| ii) Rear Yard Setback to Open Space
(OS1) Zone
(minimum) | 13 metres (42.6 feet) |

- | | | |
|------|----------------------|---|
| iii) | Height
(maximum) | 16 metres (52.4 feet) |
| iv) | Density
(maximum) | 96 units per hectare
(72 dwelling units) |
| v) | Parking
(minimum) | 1 space per dwelling unit |

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

R6-5 (___)

a) Regulations:

- | | | |
|------|---|------------------------|
| i) | Front Yard
Setback
(Minimum): | 4 metres (13.1 feet) |
| ii) | West Interior Side
Yard Setback
(Minimum): | 4.6 metres (15.0 feet) |
| iii) | Rear Yard Setback to Open Space
(OS1) Zone
(Minimum): | 10 metres (13.1 feet) |
| iv) | Density
(Maximum) | 39 units per hectare |

4. 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.

5. 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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

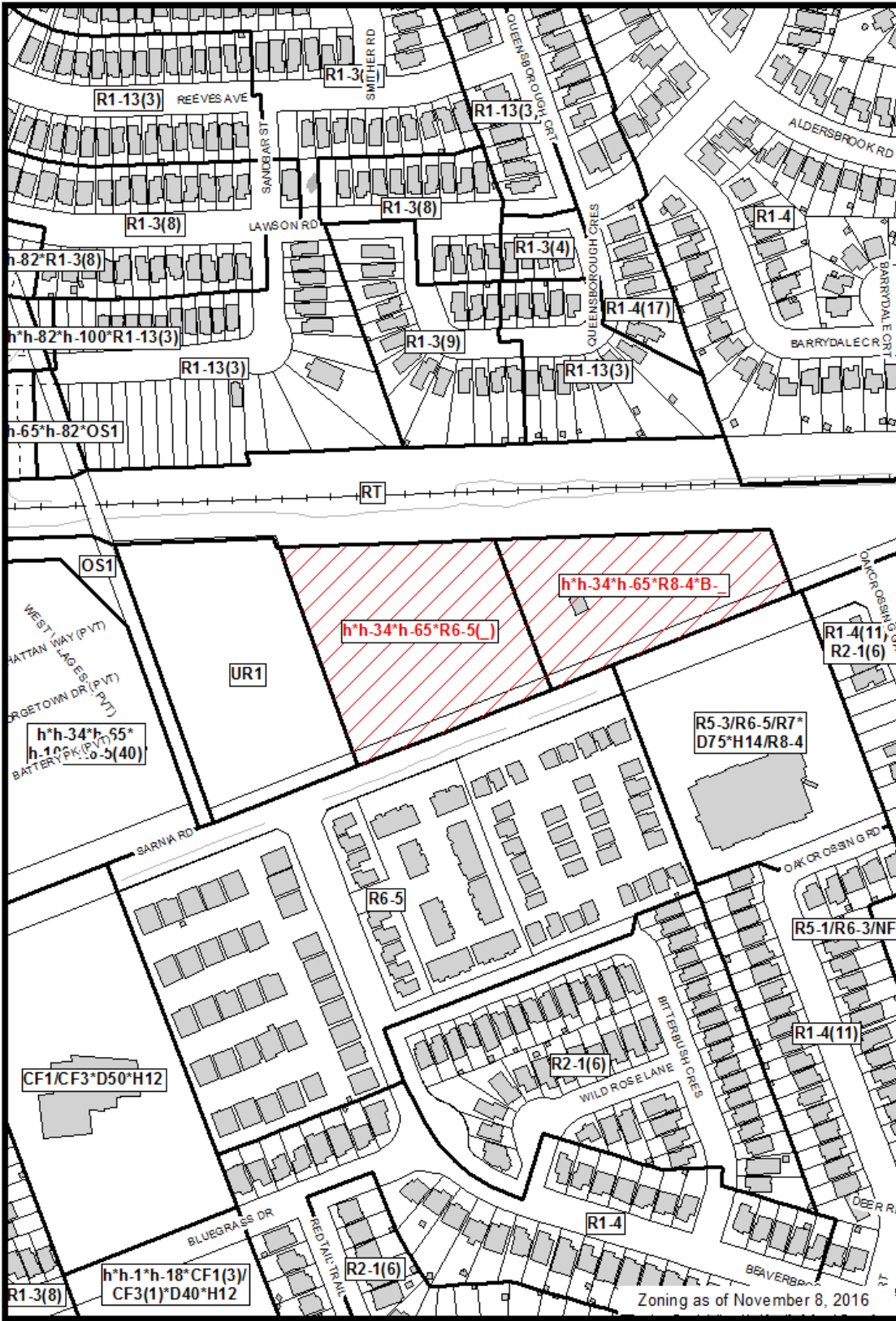
PASSED in Open Council on January 17, 2017.

Matt Brown
Mayor



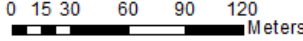
Catharine Saunders
City Clerk

First Reading - January 17, 2017
Second Reading - January 17, 2017
Third Reading - January 17, 2017

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



Zoning as of November 8, 2016

<p>File Number: 39CD-15516/Z-8549 Planner: CS Date Prepared: December 5, 2016 Technician: JTS By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p></p> <p></p>
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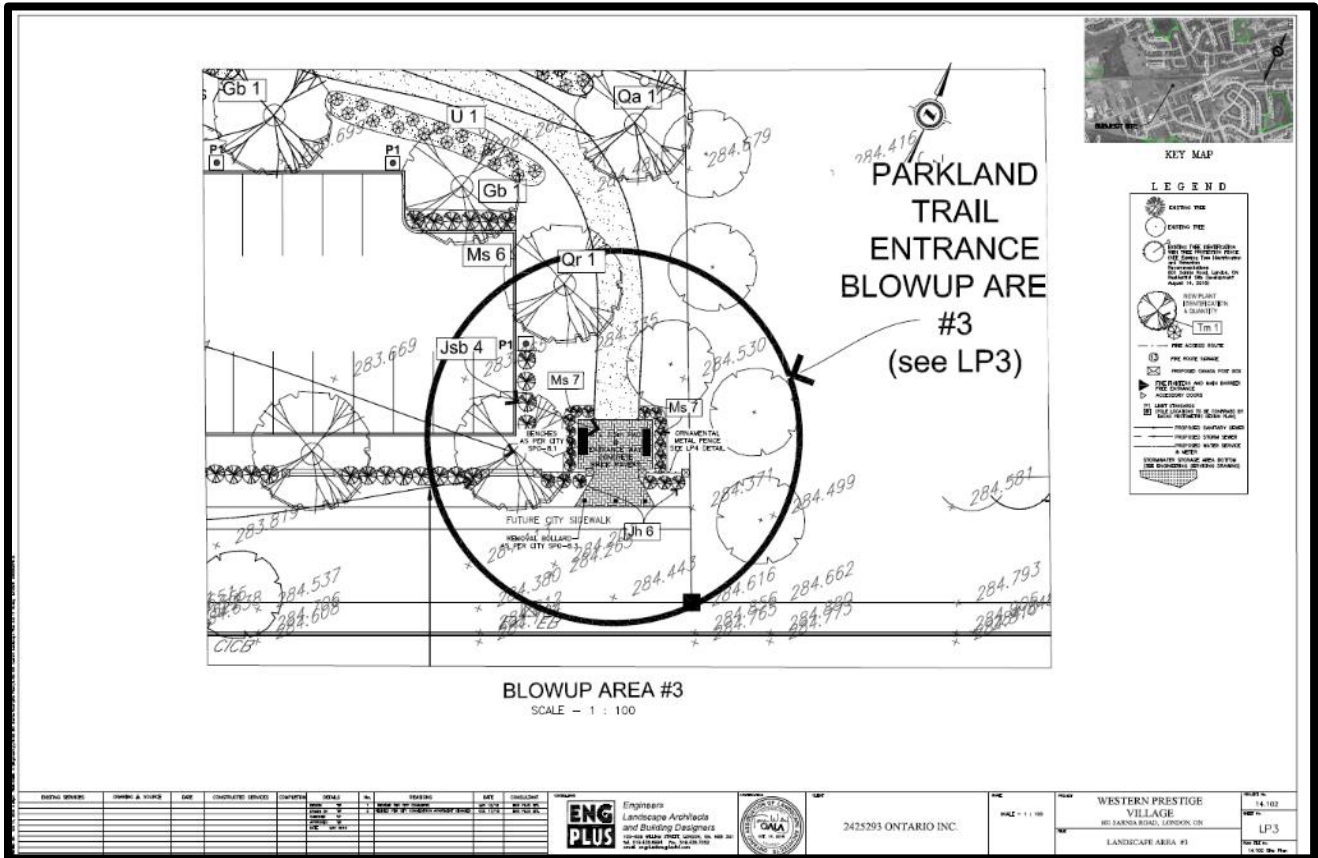
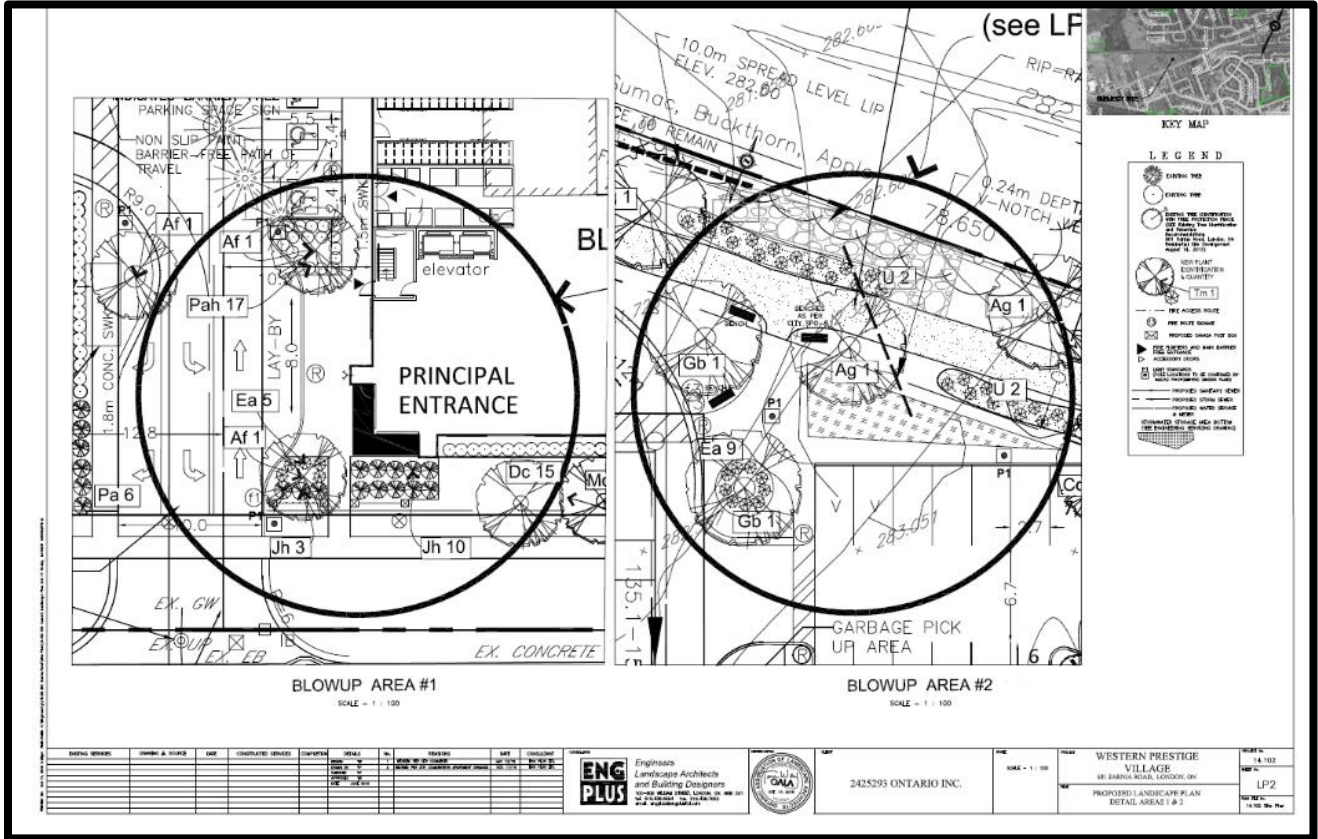
Schedule 1- Site Concept and Elevations

BLOCK 1- TOWNHOUSE SITE DATA TABLE				BLOCK 2- APARTMENT SITE DATA TABLE			
Zone (R-2)	Regulation	Proposed		Zone (R-4)	Regulation	Proposed	
LOT AREA	820-900	1035.00m ² (103500)		LOT AREA	8200-9000	12735.00m ² (1273500)	
LOT FRONTAGE	25m-30m	146.70m		LOT FRONTAGE	300-300	300.00m	
FRONT & EXTERIOR SIDE TO SETBACK	60m-60m	60m		FRONT & EXTERIOR SIDE TO SETBACK	60m-60m	60m	
REAR TO SETBACK	60m-60m	60m		REAR TO SETBACK	60m-60m	60m	
LANDSCAPE OPEN SPACE	50%	41.68%		LANDSCAPE OPEN SPACE	50%	41.68%	
LANDSCAPE OPEN SPACE	50%	41.68%		LANDSCAPE OPEN SPACE	50%	41.68%	
BUILDING HEIGHT	12m-12m	12m		BUILDING HEIGHT	12m-12m	12m	
PARKING	1.0 Space / Unit + 10	10		PARKING	1.0 Space / Unit + 10	10	
VEHICLE TRAILERS	1 Space / Unit + 10	10		VEHICLE TRAILERS	1 Space / Unit + 10	10	
NUMBER OF UNITS	10	10		NUMBER OF UNITS	10	10	
DENSITY	12.5 U/L	12.5 U/L		DENSITY	12.5 U/L	12.5 U/L	
ACCESSIBLE PARKING	10	10		ACCESSIBLE PARKING	10	10	
ACCESSIBLE PARKING	10	10		ACCESSIBLE PARKING	10	10	

NO.	DESCRIPTION	DATE
1	Site Plan Approval	SEP 20 2018
2	Site Plan Approval	MAR 20 2019
3	Site Plan Approval	MAR 20 2019
4	Site Plan Approval	SEP 20 2018

Landscape Plans

KEY CITY NAME	TREES	SIZE & CONDITION
1	SPRING GREEN	10-15cm DBH
2	DOGWOOD	10-15cm DBH
3	DOGWOOD	10-15cm DBH
4	DOGWOOD	10-15cm DBH
5	DOGWOOD	10-15cm DBH
6	DOGWOOD	10-15cm DBH
7	DOGWOOD	10-15cm DBH
8	DOGWOOD	10-15cm DBH
9	DOGWOOD	10-15cm DBH
10	DOGWOOD	10-15cm DBH



Elevations





<p># BUILD FOR ARCHITECTURE - 1000 MIDLAND AVE TORONTO, ONTARIO M5E 1B3 TEL: 416-593-9333 WWW.A4ARCHITECTURE.COM</p>	<p>DATE: 2019.06.14 REVISED: 2019.06.20 REVISED: 2019.06.26</p>	<p>PROJECT PROPOSED 5 STOREY APARTMENT BUILDING 801 SARNIA RD., LONDON, ON WESTERN PRESTIGE VILLAGE</p>		<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DRAWING DESCRIPTION CONTEMPORARY VRSN- SCHEMATIC DESIGN SOUTH ELEVATION DETAIL - EAST SIDE COLOURED RENDERING</p>	<p>PROJECT #19-11 DATE: 06.2019 SHEET #</p>
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A4.2e



OVERALL WEST ELEVATION



OVERALL EAST ELEVATION



OVERALL NORTH ELEVATION

<p># BUILD FOR ARCHITECTURE - 1000 MIDLAND AVE TORONTO, ONTARIO M5E 1B3 TEL: 416-593-9333 WWW.A4ARCHITECTURE.COM</p>	<p>DATE: 2019.06.14 REVISED: 2019.06.20 REVISED: 2019.06.26</p>	<p>PROJECT PROPOSED 5 STOREY APARTMENT BUILDING 801 SARNIA RD., LONDON, ON WESTERN PRESTIGE VILLAGE</p>		<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DRAWING DESCRIPTION CONTEMPORARY VRSN- SCHEMATIC DESIGN NORTH, WEST, EAST ELEVATIONS COLOURED RENDERING</p>	<p>PROJECT #19-11 DATE: 06.2019 SHEET #</p>
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A4.3

