

Bill No. 181
2012

By-law No. Z.-1-122096

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1461 Huron Street.

WHEREAS the **United Church Council of Middlesex Presbytery** has applied to rezone an area of land located at 1461 Huron Street, 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 1461 Huron Street, as shown on the attached map comprising part of Key Map No 57, from a Holding Neighbourhood Facility Special Provision (h*NF(2)) to a Holding Neighbourhood Facility Special Provision/Residential R8 Bonus (h*h-5*NF(2)/R8-4*B-(17)) Zone.

2. Section number 4.3 of the General Provisions to By-law No. Z.-1 is amended by adding the following Site Specific Bonus Provision:

q) B-(17) 1461 Huron Street.

The subject site is being bonused for providing:

1. an affordable apartment building 13m (maximum 3 storeys) in height with a total of 25 units (81 units/ha); and
2. enhanced urban design including the following:
 - site the building in general alignment with property lines and prevailing setbacks of adjacent buildings;
 - provide landscaping which:
 - incorporates a hard surface forecourt with fixed seating that defines the building's main entrance and corner lot location;
 - integrates stone salvaged from the demolished church;
 - defines private outdoor amenity areas with hard surfaced terraces and fence-wall privacy screens for all at-grade residential units;
 - minimizes the need for extensive watering;
 - provide a building which:
 - clearly expresses a base, middle, and top (roof) on all elevations, predominantly using masonry materials;
 - uses variations in massing, materials, scaling and architectural features to identify the north façade and entrance as the front of the building and the south façade and entrance as a service egress; and
 - employs ample glazing to distinguish stairwell forms from the residential units and maximize visibility for security purposes.

The cumulative impact of using this bonusing provision shall not result in a density greater than 81 units per hectare.

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.

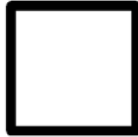
4. This By-law shall come into force and be deemed to come into force in accordance with section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on. April 10, 2012

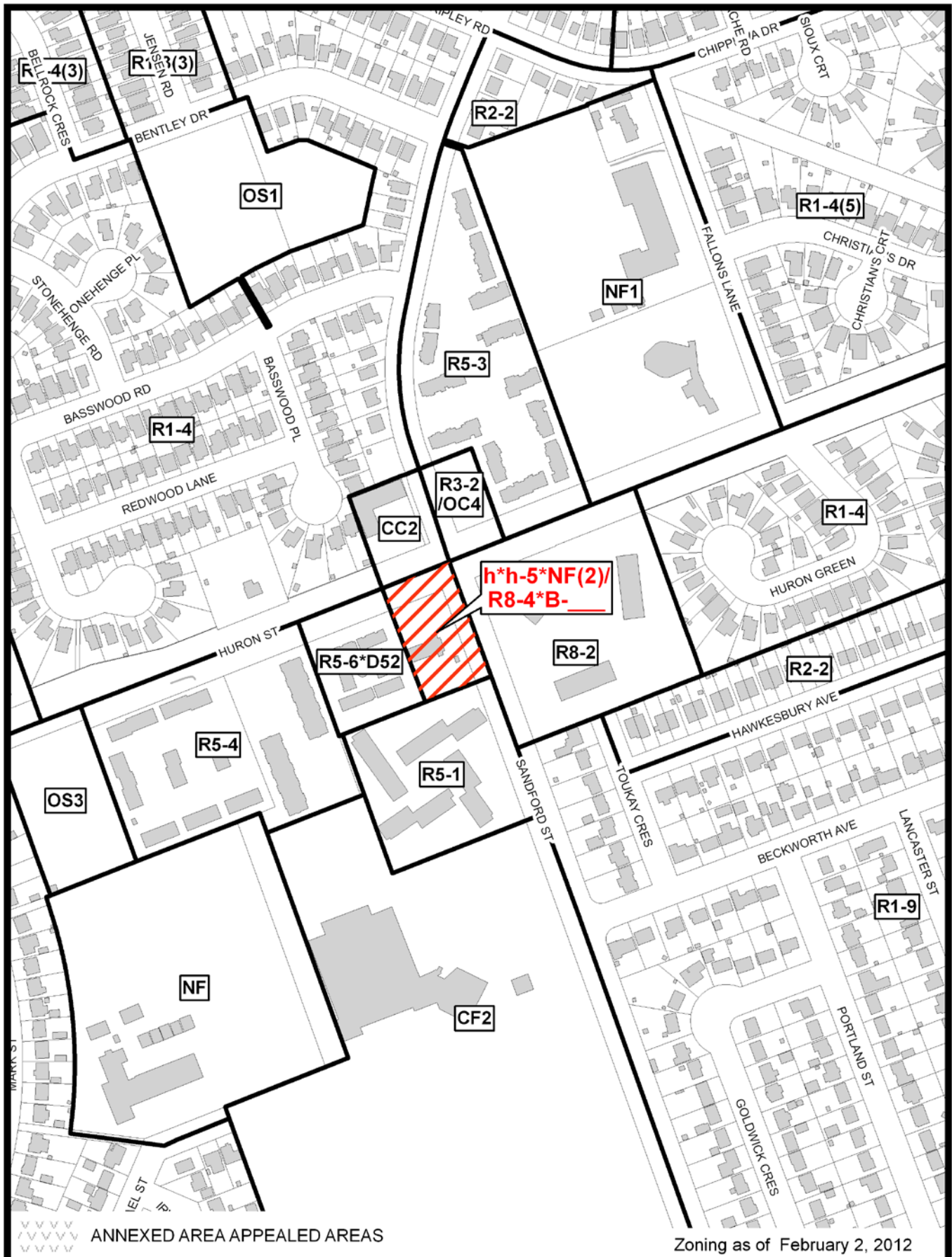
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - April 10, 2012
Second Reading – April 10, 2012
Third Reading - April 10, 2012




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



File Number: Z-8005
 Planner: CS
 Date Prepared: 2012/03/02
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,750

0 1530 60 90 120
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