

Bill No. 245
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 420 Fanshawe Park Road East.

WHEREAS **2431602 Ontario Limited** has applied to rezone an area of land located at 420 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;

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 420 Fanshawe Park Road East, as shown on the attached map comprising part of Key Map No. A102, **from** a Residential R1 (R1-7) Zone **to** a holding Residential R1 Bonus (h-5*R1-7*B-__) Zone.

2. Section Number 4.3 of the General Provisions is amended by adding the following Site Specific Bonus Provision:

"B(____) 420 Fanshawe Park Road East

The Bonus Zone shall be implemented through a development agreement to provide for an apartment building of 14.6m (48 ft) with an increased density up to 100 units per hectare in return for the provision of the following services, facilities and matters which are described in greater detail in the proposed by-law:

- i. A high quality development which substantively implements the site plan and elevations attached as Appendix "1" to the amending by-law, with minor revisions at the discretion of the Managing Director of Planning and City Planner;
- ii. A contemporary building design with a mix and articulation of building materials including brick, metal panels, concrete, wood veneer and vision and spandrel glass;
- iii. The provision of individual entrances to ground floor units on the south façade, with operable and lockable front doors, pedestrian scale features such as lighting and weather protection, and private amenity areas designed as courtyards enclosed with a combination of planters and decorative fencing;
- iv. The provision of all but 18 required parking spaces below grade generally located under the building footprint;
- v. The provision of enhanced universally accessible features such as barrier-free access to all floors, and wide routes, paths and corridors which provide adequate width for persons using wheelchairs, scooters, pushing strollers;
- vi. The location of all service and loading facilities within and behind the building and not visible from the public street;
- vii. The enhanced provision of landscaping and retention of mature trees in a park-like setting at the north of the site with a minimum 60% landscaped open space;
- viii. The provision of a commemorative garden and/or signage to acknowledge the historic affiliation of the property within the landscaped open space towards the north of the site.

The following regulations apply within the bonus zone:

a) Permitted Use:

Apartment Building

b) Regulations:

i) Lot Area (Min.) 14,232m² (3.5 ac.)

ii)	Lot Frontage (Min.)	121m	(397 ft.)
iii)	Front Yard Depth (Min.)	15m	(49 ft.)
iv)	East Interior Side Yard (Min.)	15m	(49 ft.)
v)	West Interior Side Yard (Min.)	11m	(36 ft.)
vi)	Rear Yard Depth (Min.)	39m	(128 ft.)
vii)	Landscaped Open Space (Min.)	60%	
viii)	Lot Coverage (Max.)	24%	
ix)	Height (Max.)	14.6m	(48 ft.)
x)	Density (Max.)”	100 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. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

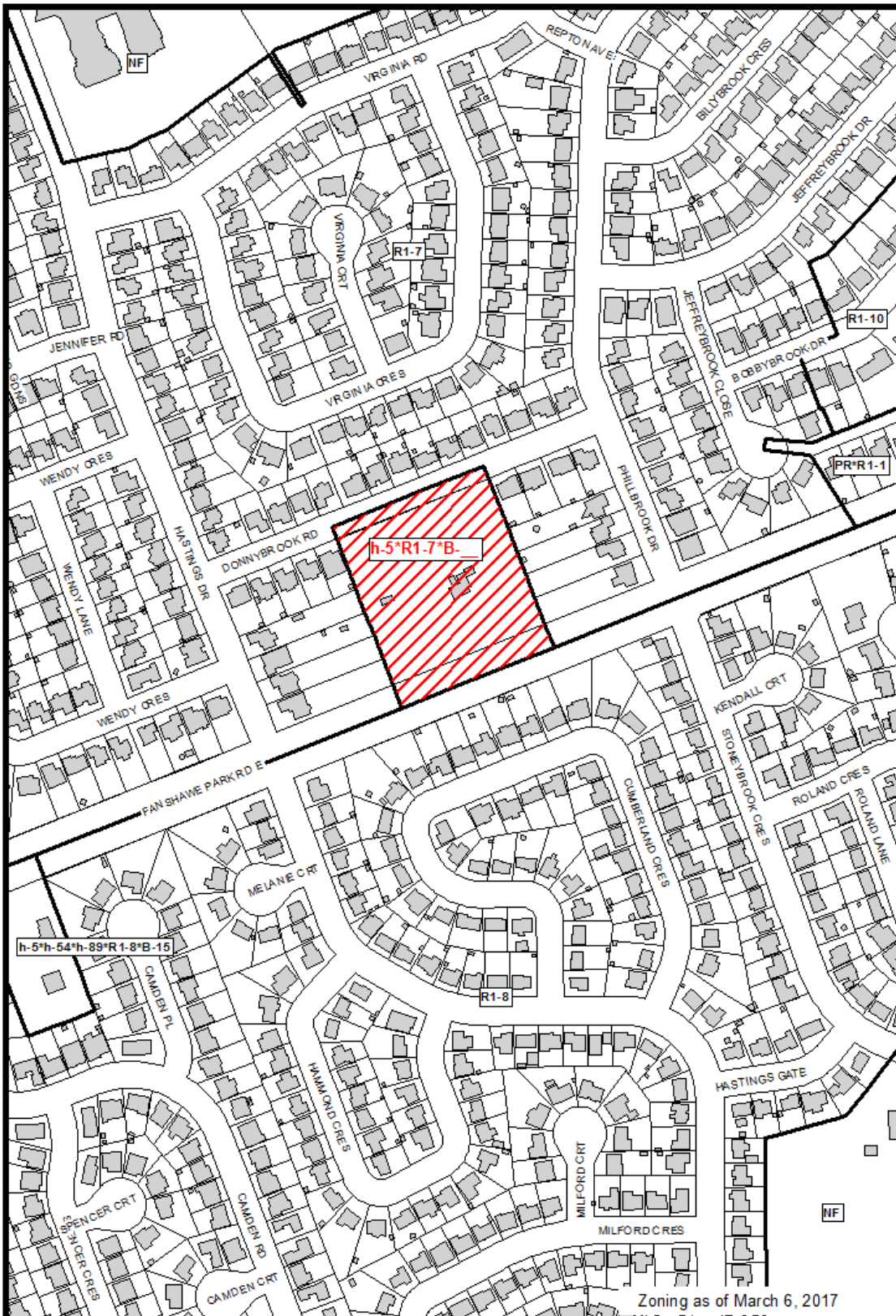
PASSED in Open Council on May 30, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk


First Reading - May 30, 2017
Second Reading - May 30, 2017
Third Reading - May 30, 2017

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



Zoning as of March 6, 2017

File Number: OZ-8624
Planner: SW
Date Prepared: 2017/04/18
Technician: MB
By-Law No: Z.-1-

SUBJECT SITE 

1:3,500

0 15 30 60 90 120
Meters



