

Bill No. 325
2017

By-law No. Z.-1-172591

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 633, 635, 637, 645, 649, 651, 655 Baseline Road East.

WHEREAS **Seasons Retirement Communities** has applied to rezone an area of land located at 633, 635, 637, 645, 649, 651, 655 Base Line 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 658 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 633, 635, 637, 645, 649, 651, 655 Base Line Road East, as shown on the attached map comprising part of Key Map No. A107, **from** a Residential R1 (R1-6) Zone **to** a Residential R1 Bonus (R1-6*B-43) Zone.

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

"B-43 633, 635, 637, 645, 649, 651, 655 Base Line Road East

The Bonus Zone shall be implemented through a development agreement to provide for a continuum of care facility and 12 townhouse units with an increased building height of eight (8) storeys 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 development that is consistent with the site plan and elevations attached as Appendix "1", with minor revisions at the discretion of the Managing Director, Planning and City Planner;
- ii. A high quality building design, including a coordinated palette of high quality materials to be further refined through the site plan approval process, with a high proportion of brick and glass;
- iii. A significant stepback above the two (2) storey podium along Base Line Road East to provide a pedestrian scale that is in keeping with the character of the buildings to the north;
- iv. The provision of active ground floor uses and access to the front terrace located at grade along Base Line Road East;
- v. A building design that breaks up the building horizontally and vertically through articulation, architectural details and an appropriate proportion and rhythm of windows and balconies;
- vi. The provision of one level of underground parking;
- vii. The provision of enhanced universal accessibility of all common open spaces, including exterior landscaped amenities, as well as barrier-free bathrooms in all independent seniors living suites ;
- viii. The use of low impact development (LID) features including the bioswale environmentally sensitive stormwater management; and Enhanced landscaped open space including an outdoor amenity area on the west portion of the site including enhanced landscaping of the bioswale and native plant palate to provide pollinator species habitat.

The following regulations apply within the bonus zone:

a) Permitted Uses:

Continuum-of-Care Facility
Cluster Townhouse Dwellings

b) Regulations:

i)	Lot Area (Minimum)	12,120m ²	(130,459 sq. ft.)
ii)	Lot Frontage (Minimum)	129m	(423 ft.)

iii)	Front Yard Depth (Minimum)	6m	(19 ft.)
iv)	Landscaped Open Space (Minimum)	34%	
v)	Lot Coverage (Maximum)	36%	
vi)	Density (Maximum)	68 Units Per Hectare	
Regulations - Continuum of Care Facility:			
i)	Height (Maximum)	38.5m	(126 ft.)
ii)	East Interior Side Yard (Minimum)	13.5m	(42 ft.)
iii)	West Interior Side Yard (Minimum)	32m	(104 ft.)
iv)	Rear Yard Depth (Minimum)	20m	(66 ft.)
Regulations – Cluster Townhouse:			
v)	Height (Maximum)	12m	(39 ft.)
vi)	East Interior Side Yard (Minimum)	4m	(13 ft.)
vii)	West Interior Side Yard (Minimum)	4m	(13 ft.)
viii)	Rear Yard Depth (Minimum)	6m	(19 ft.)

c) Special Definitions applying exclusively to this zone:

i) "SENIOR CITIZEN APARTMENT BUILDING" means an apartment building designed for the accommodation of the elderly."

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 June 26, 2017.


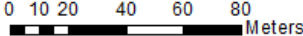

Matt Brown
Mayor

Catharine Saunders
City Clerk

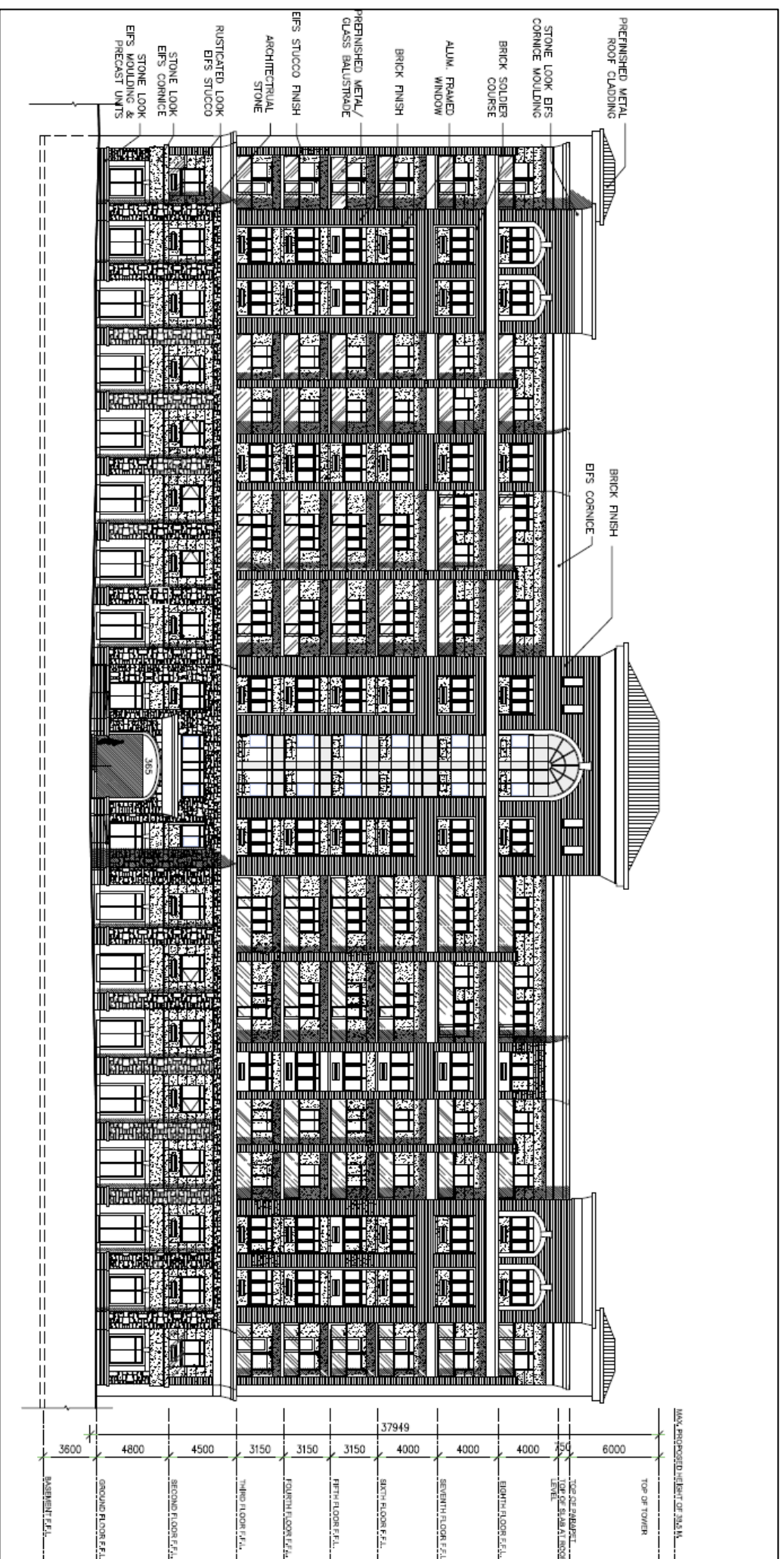
First Reading - June 26, 2017
Second Reading - June 26, 2017
Third Reading - June 26, 2017

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



<p>File Number: OZ-8711 Planner: SW Date Prepared: 2017/06/02 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p> Meters</p> <p align="right"></p>
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North Elevation



South Elevation

