

Bill No. 30
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1235 – 1295 Fanshawe Park Road West.

WHEREAS **SmartREIT** has applied to rezone an area of land located at 1235 – 1295 Fanshawe Park Road West, 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 1235 – 1295 Fanshawe Park Road West, as shown on the attached map comprising part of Key Map No. A101, **from** an Associated Shopping Area Commercial Special Provision (ASA3/ASA6/ASA8(5)) Zone, **to** a Holding Residential R8 Special Provision (h-147·R8-4(*)) Zone and a Holding Residential R8 Special Provision/ Associated Shopping Area Commercial Special Provision (h-147·R8-4(**)/ASA3(____)/ ASA6(____)/ASA8(5)) Zone.

2. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(*)	1235 – 1295 Fanshawe Park Road West	
a)	Additional Permitted Uses	
	i) Nursing Homes	
	ii) Retirement Lodges	
	iii) Townhouse dwellings	
b)	Regulations	
	i) Yard depths from Dalmagarry Road and Tokala Trail (Minimum)	2 metres (6.56 feet)
	ii) Yard depths from Dalmagarry Road and Tokala Trail (Maximum)	5 metres (16.4 feet)
	iii) Interior yard depth from north property line (Minimum)	6 metres (19.69 feet)
	iv) Interior yard depth from west property line (Minimum)	7.5 metres (24.61 feet)
	v) Yard depth from zone line between the R8-4(*) Zone and the R8-4(**)/ASA3(____)/ASA6(____)/ASA8(5) Zone for a comprehensive development plan for all lands located within the R8-4(*) and the R8-4(**)/ASA3(____)/ASA6(____)/ASA8(5) Zone (Minimum)	0 metres (0 feet)
	vi) Yard depth from zone line between the R8-4(*) Zone and the R8-4(**)/ASA3(____)/ASA6(____)/ASA8(5) Zone for development of lands located within the R8-4(*) Zone only (Minimum)	Rear yard depth per Table 12.3 -Residential R8 Zone

vii)	Density (Maximum for all lands at 1235 - 1295 Fanshawe Park Road West in the R8-4(*) and the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zone)	97 units/ha. (39.3 units/acre)
viii)	Parking and Drive Aisles	No parking or drive aisles between the buildings and the public streets

3. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(**)	1235 – 1295 Fanshawe Park Road West	
a)	Additional Permitted Uses	
	i) Nursing Homes	
	ii) Retirement Lodges	
	iii) Townhouse dwellings	
b)	Regulations	
	i) Building Form - All uses may develop in standalone buildings, a shopping centre building, or as part of a mixed-use residential/commercial building, including a live-work format	
	ii) Yard depth from Dalmagarry Road (Minimum)	2 metres (6.56 feet)
	iii) Yard depth from Dalmagarry Road (Maximum)	5 metres (16.4 feet)
	iv) Yard depth from zone line between the R8-4(*) Zone and the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zone for a comprehensive development plan for all lands located within the R8-4(*) and the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zone (Minimum)	0 metres (0 feet)
	v) Yard depth from zone line between the R8-4(*) Zone and the R8-4(**)/ASA3/ASA6/ASA8(5) Zone for residential development, on lands located within the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zone only (Minimum)	Rear yard depth per Table 12.3 - Residential R8
	vi) Yard depth from zone line between the R8-4(*) Zone and the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zone for mixed-use or commercial development, on lands located within the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zone only (Minimum)	8 metres (26.25 feet)
	vii) Interior yard depth from west property line (Minimum)	7.5 metres (24.61 feet)
	viii) Yard depth from Fanshawe Park Road West for new development or redevelopment (Minimum)	2 metres (6.56 feet)

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| ix) | Yard depth from Fanshawe Park Road West for new development or redevelopment (Maximum) | 6 metres
(19.69 feet) |
| x) | Height (Maximum) | 15 metres
(49.21 feet) |
| xi) | Density (Maximum for all lands at 1235 - 1295 Fanshawe Park Road West in the R8-4(*) and the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zone) | 97 units/ha.
(39.3 units/acre) |
| xii) | Density (Maximum for lands in the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zone only) | 114 units/ha.
(46.2 units/acre) |
| xiii) | Parking and Drive Aisles for new development or redevelopment | No parking, drive aisles, or drive-through facilities between the buildings and the public streets |
| xiv) | Mixed-use residential/commercial buildings may include any of the uses permitted in the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zones but shall comply with the regulations of the R8-4(**) Zone. | |

4. Section Number 24.4 of the Associated Shopping Area Commercial (ASA3) Zone is amended by adding the following Special Provision:

ASA3(____)

a) Regulations

- i) Mixed-use residential/commercial buildings may include any of the uses permitted in the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zones but shall comply with the regulations of the R8-4(**) Zone.
- ii) All uses may develop in standalone buildings, a shopping centre building, or as part of a mixed-use residential/commercial building, including a live-work format.

5. Section Number 24.4 of the Associated Shopping Area Commercial (ASA6) Zone is amended by adding the following Special Provision:

ASA6(____)

a) Regulations

- i) Mixed-use residential/commercial buildings may include any of the uses permitted in the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zones but shall comply with the regulations of the R8-4(**) Zone.
- ii) All uses may develop in standalone buildings, a shopping centre building, or as part of a mixed-use residential/commercial building, including a live-work format.

6. Section Number 24.4 h) 5) of the Associated Shopping Area Commercial Special Provision (ASA8(5)) Zone is amended by adding the following to the existing regulations:

ASA8(5)

- ii) Mixed-use residential/commercial buildings may include any of the uses permitted in the R8-4(**)/ASA3(_)/ASA6(_)/ASA8(5) Zones but shall comply with the regulations of the R8-4(**) Zone.
- iii) All uses may develop in standalone buildings, a shopping centre building, or as part of a mixed-use residential/commercial building, including a live-work format.

7. 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.

8. 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.

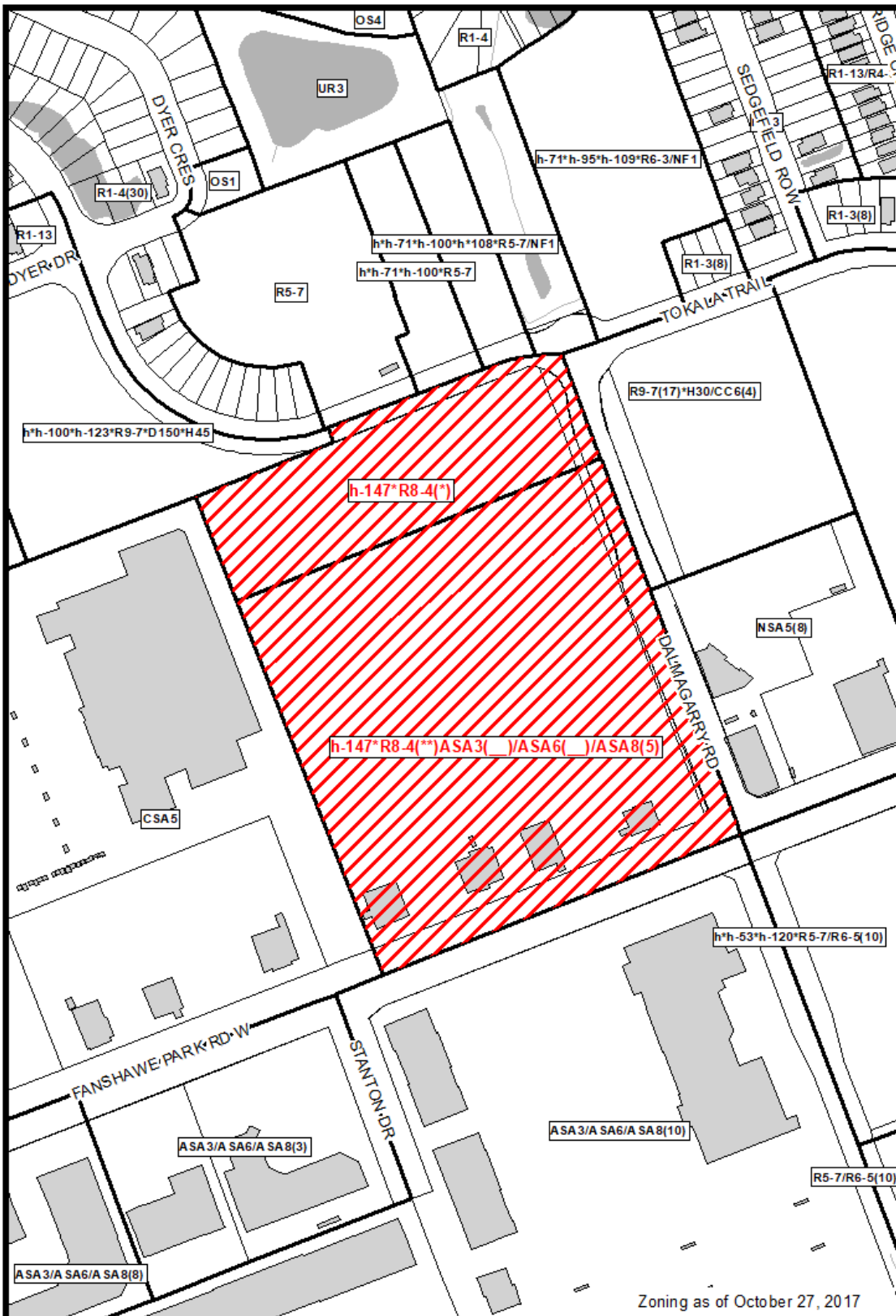
PASSED in Open Council on December 12, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - December 12, 2017
Second Reading - December 12, 2017
Third Reading - December 12, 2017

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



Zoning as of October 27, 2017


File Number: O-8799/Z-8798

Planner: BD

Date Prepared: 2017/11/02

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

