

Bill No. 174  
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 1039, 1041, 1043, 1045, 1047 Dundas Street.

WHEREAS London Affordable Housing Foundation has applied to rezone an area of land located at 1039, 1041, 1043, 1045, 1047 Dundas Street, 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 1039, 1041, 1043, 1045, 1047 Dundas Street, as shown on the attached map comprising part of Key Map No. A.108, from a Business District Commercial (BDC)) Zone to a Business District Commercial Bonus (BDC\*B(\_\_\_\_)) Zone.

2. Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

"B(\_\_\_\_) 1039, 1041, 1043, 1045, 1047 Dundas Street

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality, multi-use building, a total of 41 dwelling units and density of 205 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Regulations:

- |      |  |   |
|------|--|---|
| i)   | Density<br>(maximum)   | 205 units per<br>hectare (83 units<br>per acre) |
| ii)  | Height<br>(maximum)  | 18 metres<br>(52.50 feet)                       |
| iii) | Parking<br>(minimum)   | 22 Parking Spaces                               |
| iv)  | Bedrooms<br>(maximum)  | 1 per unit                                      |
| v)   | Dwelling units are permitted on the whole of the first floor." |   |

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 April 10, 2018.

Matt Brown  
Mayor


Catharine Saunders  
City Clerk

First Reading – April 10, 2018  
Second Reading – April 10, 2018  
Third Reading – April 10, 2018

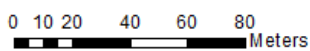
**AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)**



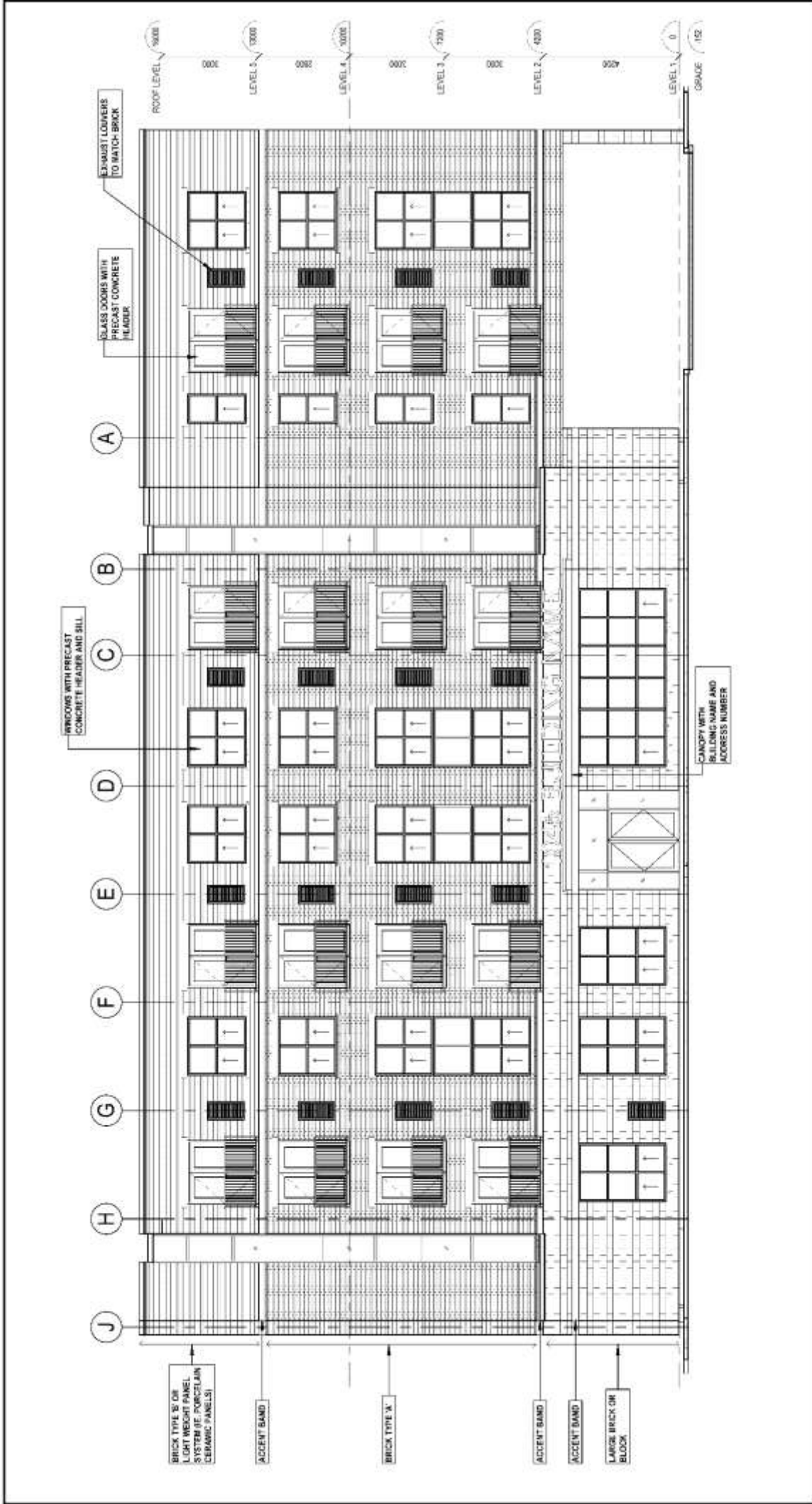
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 Planner: MC  
 Date Prepared: 2018/02/26  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

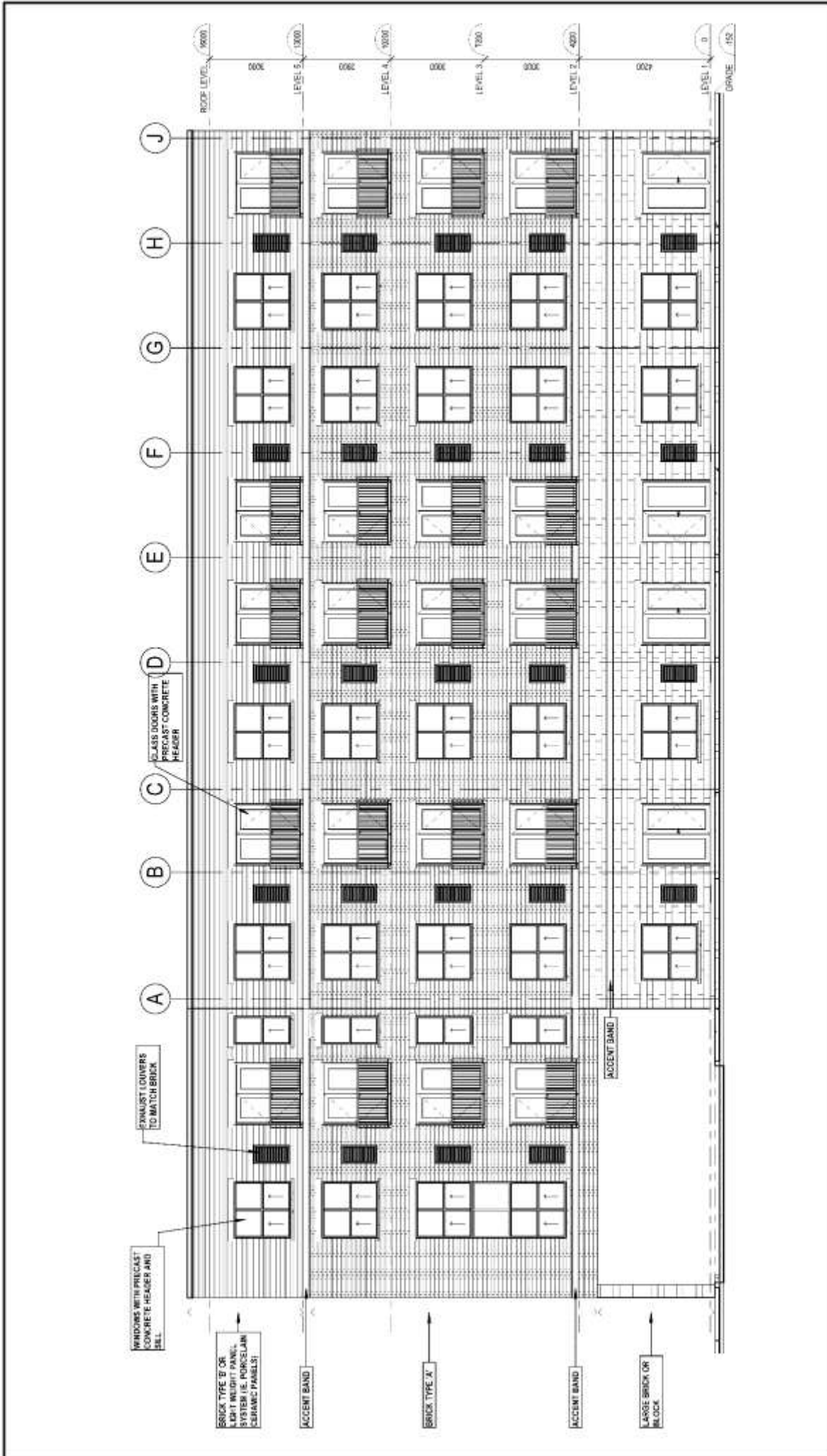


Schedule "1"



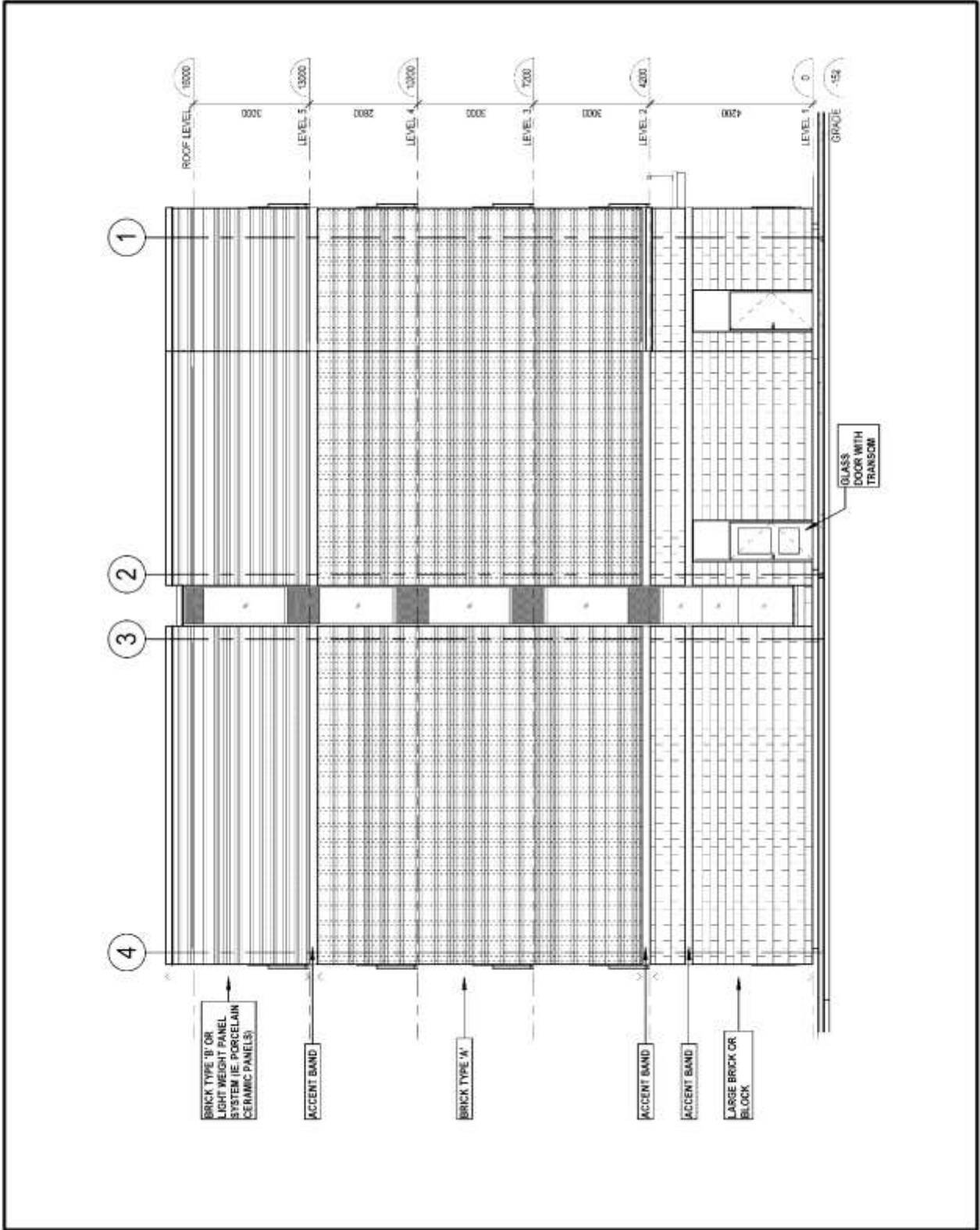
1 NORTH ELEVATION  
A4.1 1:100

Schedule "1"

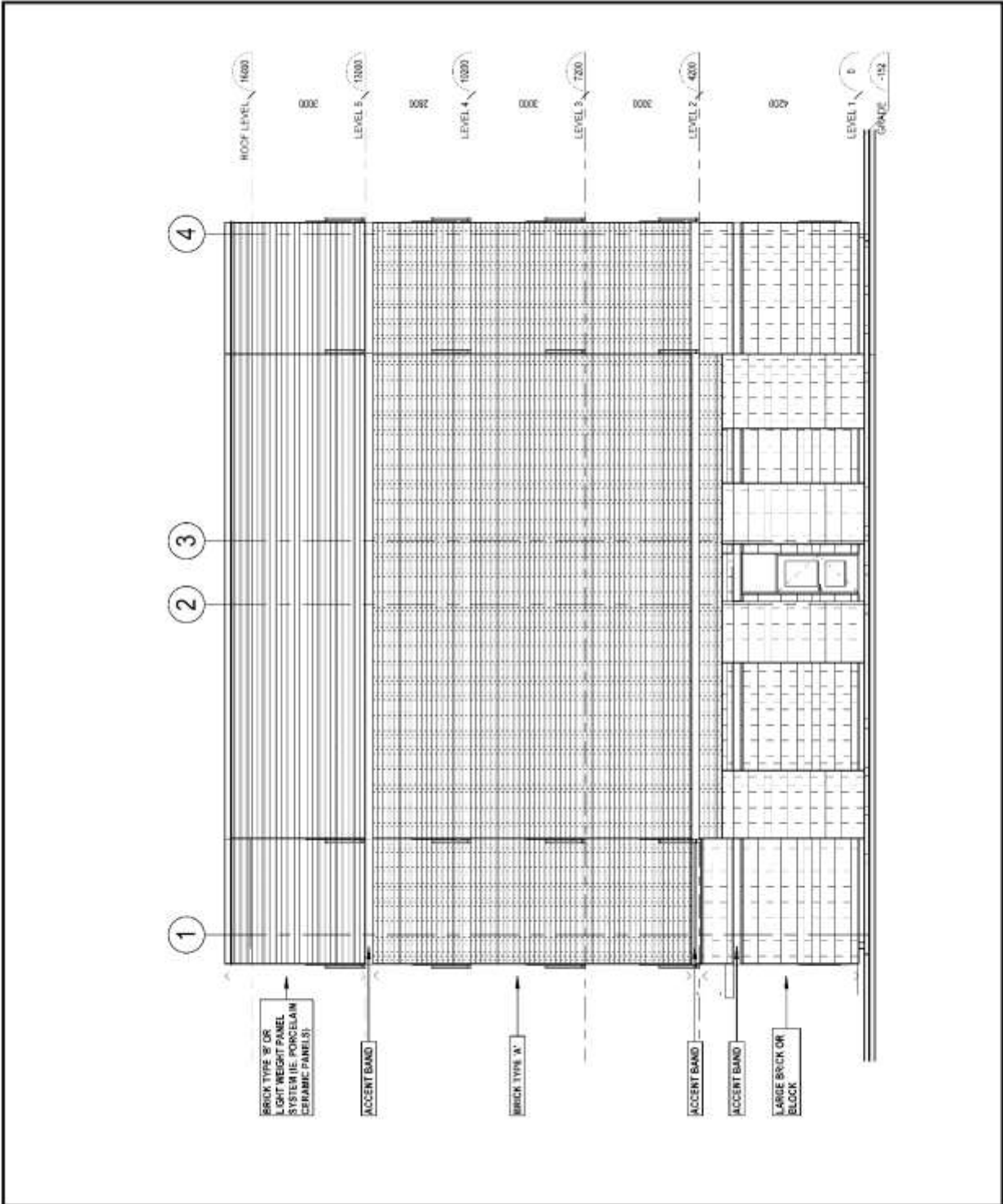


3 SOUTH ELEVATION  
A4.1 1:100

Schedule "1"

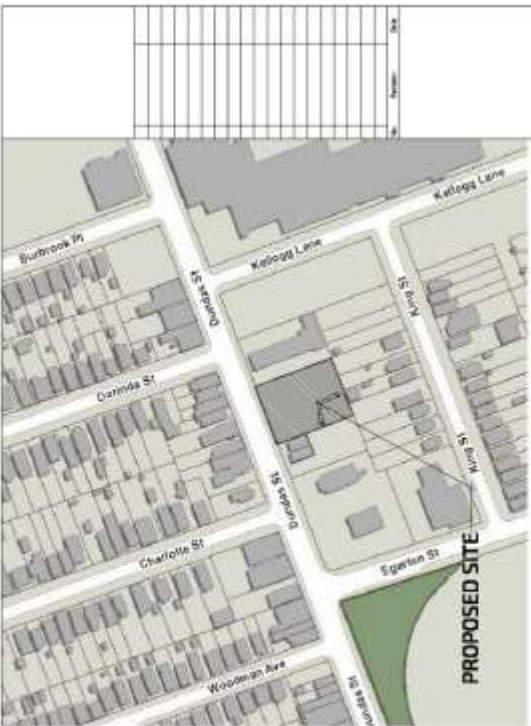
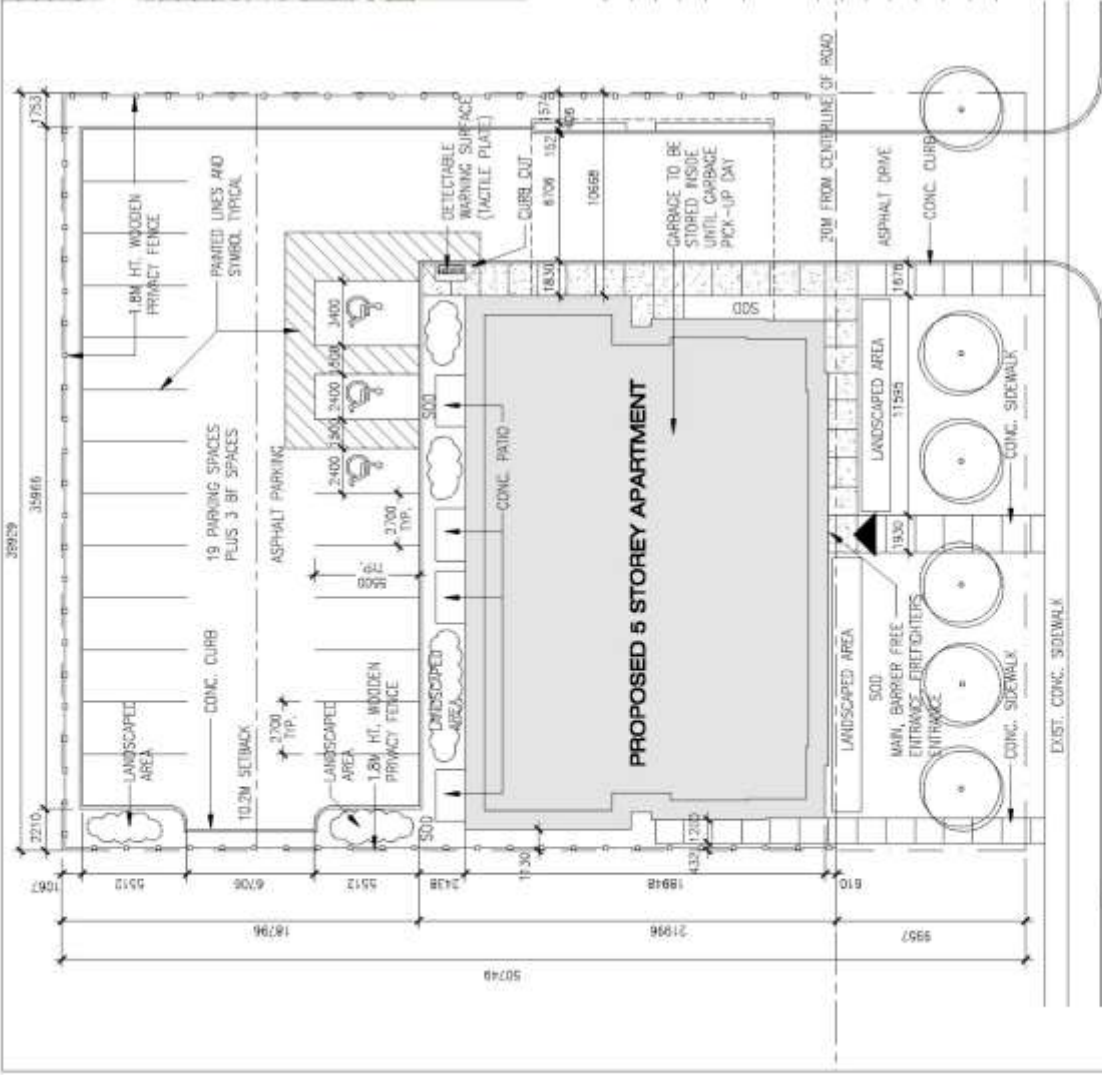


Schedule "1"



4 WEST ELEVATION  
A4.1 1:100





**NICHOLSON SHEFFIELD ARCHITECTS INC.**  
 100 Dundas St. W. Suite 1200  
 Toronto, Ontario M5G 1A5  
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 Fax: 416-929-9001  
 www.nsheff.com

**SITE DATA**

PROPOSED	REQ'D / MAX. / MIN.
PROPOSED USE	EXIST. BCC ZONE
LOT AREA	3000 SQ M (725 HA)
LOT FRONTAGE	80 M (261'-0")
FRONT YARD SET. SIDE YARD DEPTH	0.3M
REAR YARD DEPTH	9.3M
REAR YARD SETBACK	2M (6.57') PLUS 1.5M (4.92') FOR EACH 2M (6.57') OF MAX. BCC HT. OF FRONT YARD SETBACK ABOVE 2M (6.57')
REAR YARD DEPTH	10.2M REQ'D
LANDSCAPED OPEN SPACE (10) MIN.	21%
LOT COVERAGE (10) MAX.	30%
BUILDING HEIGHT	15M MAX. (49'-4")
OPEN FLOOR AREA	3371 SQ M
BUILDING AREA	602 SQ M
PARKING AREA 2)	1.25/UNIT X 41 = 52 STALLS REQ'D
BICYCLE PARKING	27 STALLS REQ'D
POSSIBLE GRA. COVERAGE COEFFICIENT	54.8 %

**Proposed Site Plan**  
 Project: 100 Dundas St. W. 5 Storey Apartment  
 Date: 2014-08-08  
 Scale: 1:200  
 Drawing No.: 100-DUNDAS-ST-5S-SP-1

**SITE PLAN**  
 Scale: 1:200  
**DUNDAS ST**