

Bill No. 630
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 809 Dundas Street.

WHEREAS Paramount Development (London) Inc. has applied to rezone
an area of land located at 809 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 809 Dundas Street, as shown on the attached map
comprising part of Key Map No. A108 from an Office Residential/Business District
Commercial Special Provision (OR*BDC(20)*D250*H46) Zone to a holding Business
District Commercial Special Provision Bonus (h-17*h-18*BDC(20)*D250*DH46*B-_)
Zone.
- 2) Schedule "B" to By-law No. Z.-1 is amended by extending Parking Area 1
to the entirety of the subject lands.
- 3) Section Number 4.3 of the General Provisions is amended by adding the
following Site Specific Bonus Provision:

B() 809 Dundas Street

The Bonus Zone shall be enabled through one or more agreements to facilitate
the development of a high quality apartment building with a maximum of 24
storeys, 480 dwelling units and density of 710 units per hectare, which
substantively implements the Site Plan and Elevations attached as Schedule "1"
and Schedule "2" to the amending by-law; and

- i) Provision of one level of underground parking
- ii) Provision of Affordable Housing

The provision of 25 affordable housing units, established by agreement at 95% of
average market rent for a period of 25 years. An agreement shall be entered into
with the Corporation of the City of London, to secure said affordable housing
units for the 25 year term.

The following special regulations apply within the bonus zone:

- a) Regulations:
 - i) For the purpose of this by-law the front lot line shall be
deemed to be Dundas Street
 - ii) Density: 710 units per hectare
(Maximum):
 - iii) Height: 82 metres
(Maximum): (269 ft)

iv)	Front Stepback of Tower above the Third Storey (Minimum):	11 metres (36 ft)
v)	Individual Tower floor plate above 3 rd Storey (Maximum):	1,060m ² (11,409 sq ft)
vi)	Ground Floor Commercial Uses (Minimum):	1,750m ² (18,836 sq ft)

4) 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.

5) 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 November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

SCHEDULE "A"



File Number: Z-8875
Planner: SW
Date Prepared: 2018/10/23
Technician: RC
By-Law No: Z.-1-

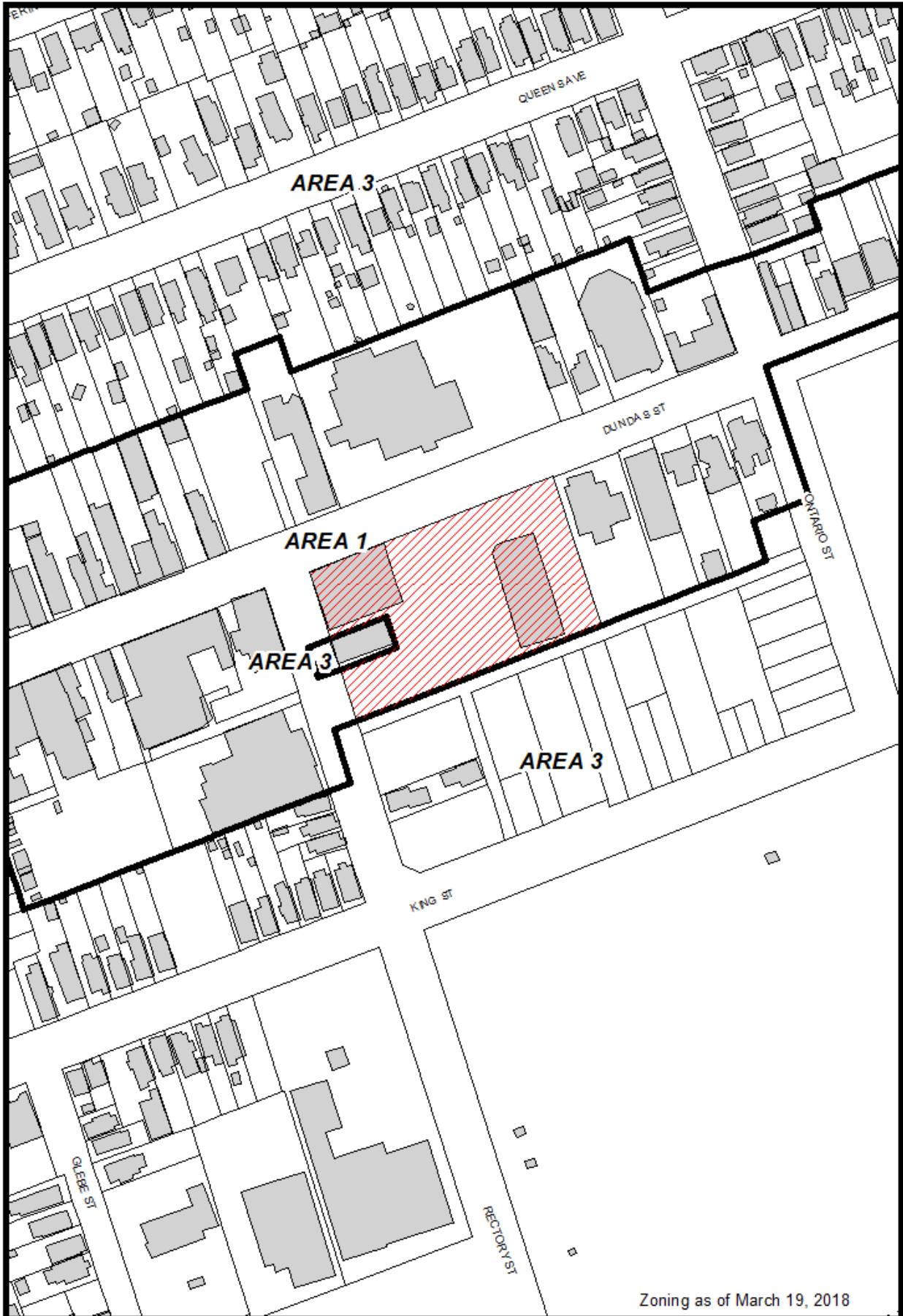
SUBJECT SITE 

1:2,000


0 10 20 40 60 80 Meters



SCHEDULE "B"



File Number: Z-8875
Planner: SW
Date Prepared: 2018/04/27
Technician: ZZ
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

