

Bill No. 631
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 230 North Centre Road.

WHEREAS The Tricar Group has applied to rezone an area of land located at 230 North Centre Road, 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 230 North Centre Road, as shown on the attached map comprising part of Key Map No. A.102, from a Holding Residential R5/R7/R8 (h-5*R5-7/R7*D75*H12/R8-4*H12) Zone to a Holding Residential R9 Bonus (h-183*R9-7*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(_) 230 North Centre Road

The Bonus Zone shall be implemented through the required development agreements to facilitate the development of a high quality residential apartment building, with a maximum of 15-storeys, 222 dwelling units and density of 192 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law; and

i) Transit Station

The financial contribution of funding to the future Transit Station at Masonville Mall in the amount of 1% of the construction value up to \$250,000, for the provision of facilities, services, programming, public art or other matters for positive project enhancements to be provided at the time of site plan approval or construction of the station, whichever occurs first.

ii) 1 level of underground parking

iii) Publicly accessible civic space located at the southwest corner.

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

a) Regulations:

- | | |
|-----------------------|------------------------|
| i) Density | 192 uph |
| ii) Height (Maximum): | 56 metres (183.7 feet) |

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| iii) | Front Yard Depth for floors 1-3 (Minimum): | 4.5 metres (14.76ft) |
| iv) | Exterior Side Yard Depth for floors 1-2 (Minimum): | 7.5 metres (24.60ft) |
| v) | Rear Yard Depth for floors 1-3 (Minimum): | 3.5 metres (11.48ft) |
| vi) | Rear Yard Depth for floors 4-14 (Minimum): | 6 metres (19.68ft) |
| vii) | Rear Yard Depth for floor 15 (Minimum): | 8.5 metres (26.25ft) |
| viii) | Maximum Lot Coverage (Maximum): | 64.5% |
| ix) | Landscaped Open Space (Minimum): | 28.5% |

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. 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

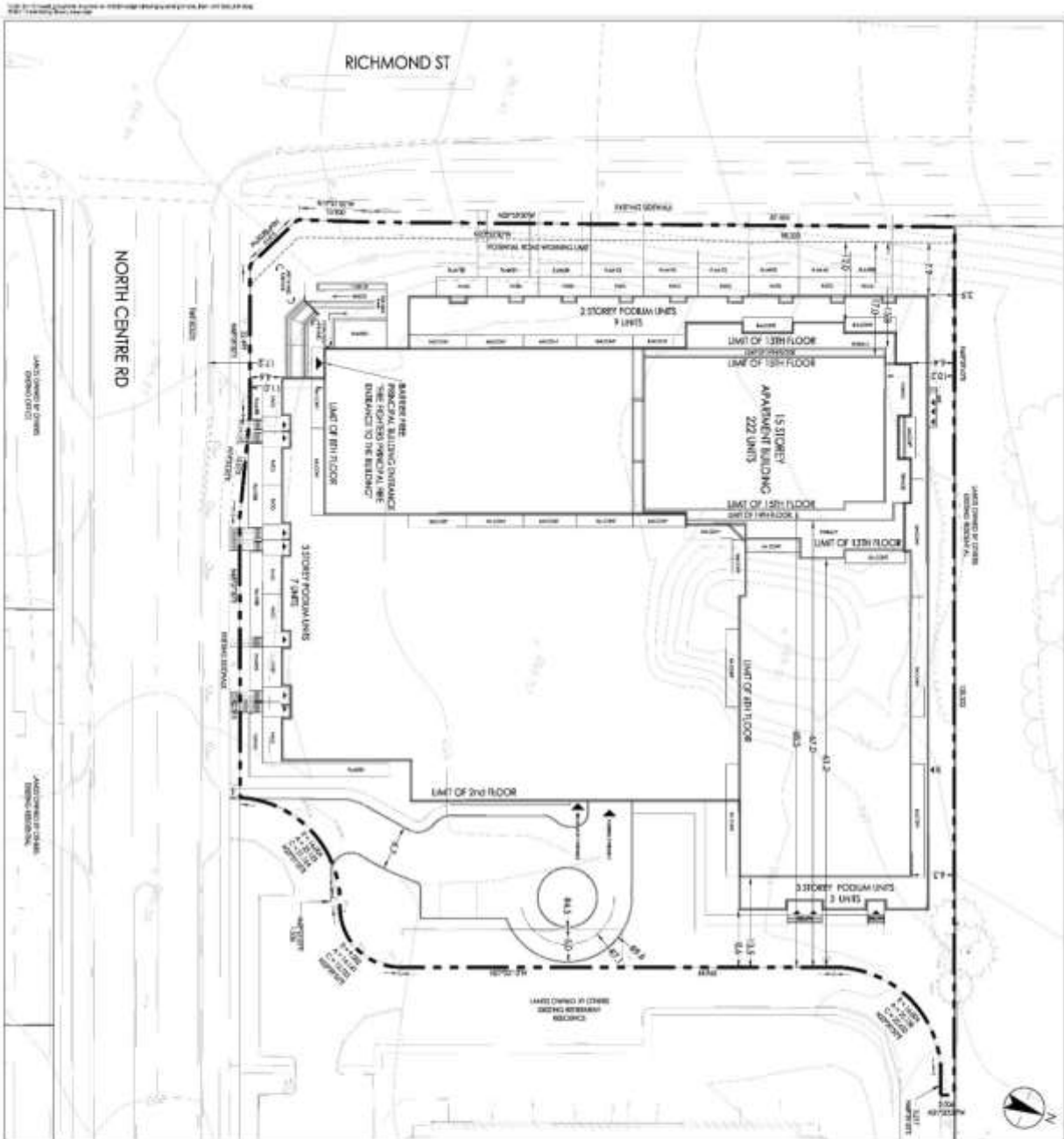
First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

SCHEDULE "A"



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|--|---|
| <p>File Number: OZ-8874 Planner: MC Date Prepared: 2018/06/14 Technician: MB By-Law No: Z-1-</p> | <p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p> |
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SCHEDULE "1"



Client/Project:
THE TRICAR GROUP
220 NORTH CENTRE ROAD
London, ON Canada

Project No.: 2008-07-11-00
Scale: 1/8" = 1'-0"
Drawing No.: 2009-01-01
Revision: 0

Stantec

Project Details:
Project Name: THE TRICAR GROUP
Project No.: 2008-07-11-00
Scale: 1/8" = 1'-0"
Drawing No.: 2009-01-01
Revision: 0

Legend:
STRECKENART
PRINCIPAL BUILDING ACCESS
SECONDARY BUILDING ACCESS

