

Bill No. 633  
2018

By-law No. Z.-1-182712

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3080 Bostwick Road (Site 3).

WHEREAS 31675 Ontario Ltd (York Developments) has applied to rezone an area of land located at 3080 Bostwick Road, 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 3080 Bostwick Road, as shown on the attached map comprising part of Key Map No. A111 from an Urban Reserve (UR4) Zone to a holding Residential R9 Special Provision (h-5-h-213-h-220-h-221-h-223-R9-7(28)-H55) Zone.
- 2) Section Number 3.8(2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zone:

h-220 Purpose: To ensure that the built form is guided by a consistent design approach, Urban Design Guidelines shall be prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, and adopted under Section 19.2.2 (Guideline Documents) of the Official Plan; with the input of the Urban Design Peer Review Panel and to the satisfaction of the City of London, to establish an overall design vision based on holistic and comprehensive consideration of all development sites within the master plan lands.

Permitted Interim Uses: Existing uses

h-221 Purpose: To ensure that new development is designed and approved consistent with the Urban Design Guidelines prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, the site plan, building elevations, and landscape plan will be assessed for compliance with the approved Urban Design Guidelines during the site plan approval review process; and a development agreement entered into to the satisfaction of the City of London prior to the removal of the h-221 symbol.

Permitted Interim Uses: Existing uses

h-223 Purpose: To determine the extent to which development will be permitted and ensure that development will not have a negative impact on the hydrology and hydrogeology or on the natural heritage system including the abutting wetland and woodland features, an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study and a Stormwater Management Study shall be prepared and accepted to the satisfaction of the UTRCA and the City of London, prior to removal of the "h-223" symbol.

Permitted Interim Uses: Existing uses

3) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

R9-7(28) 3080 Bostwick Road (Site 3)

a) Regulations:

- i) Additional Permitted Uses:  
Townhouse dwelling  
Stacked Townhouse dwelling
- ii) Height (Maximum): 12 storeys (55 metres)  
(223 ft)
- iii) Exterior Side Yard Setback (Minimum): 6m  
(19 ft)
- iv) Rear Yard Setback (Minimum): 15m  
(49 ft)
- v) Interior Side Yard Setback (Minimum): 2.5m  
(8 ft)
- vi) Lot Coverage (Maximum): 40%

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-8942  
Planner: SW  
Date Prepared: 2018/11/16  
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SUBJECT SITE 

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