

Bill No. 634  
2018

By-law No. Z.-1-182713

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3080 Bostwick Road (Site 5).

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 upon approval of Official Plan Amendment Number 689 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 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/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h-h-213-h-220-h-221-h-222-R9-7/CC4(5)/RO2(32)-B-57-H40) 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-222 Purpose: To 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-(222)" symbol.

Permitted Interim Uses: Existing uses

3) Section Number 4.3 of the General Provisions is amended by adding the following Site Specific Bonus Provision:

B-57 3080 Bostwick Road (Site 5)

The Bonus Zone shall be enabled through one or more agreements to facilitate the development of a three storey (13.5m (44 ft)) mixed office and commercial building and one 17 storey (68m (223ft)) tower, with an increased density up to 209 units, which is generally in accordance with the Site Plan and Elevations attached as Schedule "1" and Schedule "2" to the amending by-law, except where described in more detail below or in the Urban Design Guidelines for the High Density Residential designated lands within the Bostwick Neighbourhood; and

- 1) Contribution of \$25,000 towards creating a skate park on the Bostwick Community Centre lands;
- 2) Provision of 20% accessible apartment units;
- 3) Large caliper boulevard tree planting with a minimum 100mm caliper and a minimum distance of 10m between tree planting for the extent of the site frontage for Southdale Road West, and both sides of Street B;
- 4) Provision of one accessible electric vehicle charging station located on the Bostwick Community Centre lands or in a publicly accessible location on Site 5;
- 5) Provision of two publicly accessible vehicle share facilities/spaces;
- 6) Provision of ten publicly accessible bicycle share facilities;
- 7) The following provisions shall be delivered as part of the first development phased of either Site 1 or Site 5 at the time of the development agreement:
  - a. Dedication of 0.64ha of park land identified as Block 4 in the draft plan of subdivision 39T-18502 to the City of London, above and beyond (in excess of) the full standard dedication required by by-law CP-9 for parkland or cash-in-lieu for both Sites 1 and 5; and other proposals on Sites 2, 3 and 6;
  - b. Provision of a pavilion and lighting within the dedicated park land, or the commensurate financial equivalent for the features as identified in by-law C.P.-1496-244, to the City's discretion;
  - c. Provision of a pedestrian bridge from the park land across the Thornicroft Drain to the Bostwick Community Centre, or the commensurate financial equivalent for the feature as identified in by-law C.P.-1496-244, to the City's discretion.

The following special regulations apply within the bonus zone:

- a) Regulations:
  - i) Density (Maximum): 209 units per hectare
  - ii) Height (Maximum): 68 metres (223 ft)
  - iii) Exterior Side Yard Setback (Minimum): 3.5m (11 ft)
  - iv) Rear Yard Setback (Minimum): 5m (16 ft)
  - v) Interior Side Yard Setback (Minimum): 15m (42 ft)

- vi) Number of dwelling units (Maximum): 208
- vii) Parking Total for All Uses 472 spaces

4) Section Number 18.4 of the Restricted Office (RO) Zone is amended by adding the following Special Provision:

RO2(32) 3080 Bostwick Road (Site 5)

- a) Regulations
  - i) Front Yard Depth (Minimum): 18m (59 ft)
  - ii) Exterior Side Yard Depth (Minimum): 1.2m (4 ft)
  - iii) Interior Side Yard Depth (Minimum): 3m (9 ft)
  - iv) Height (Maximum): 13.5m (44ft)

5) Section Number 29.4 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

CC4(5) 3080 Bostwick Road (Site 5)

- a) Additional Permitted Uses:
  - i) Uses permitted under the CC6 Zone Variation
- b) Regulations:
  - i) Convenience Commercial uses restricted to location within a Restricted Office (RO2) zoned building

6) 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.

7) 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 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: OZ-8943  
Planner: SW  
Date Prepared: 2018/11/16  
Technician: MB  
By-Law No: Z-1-182713

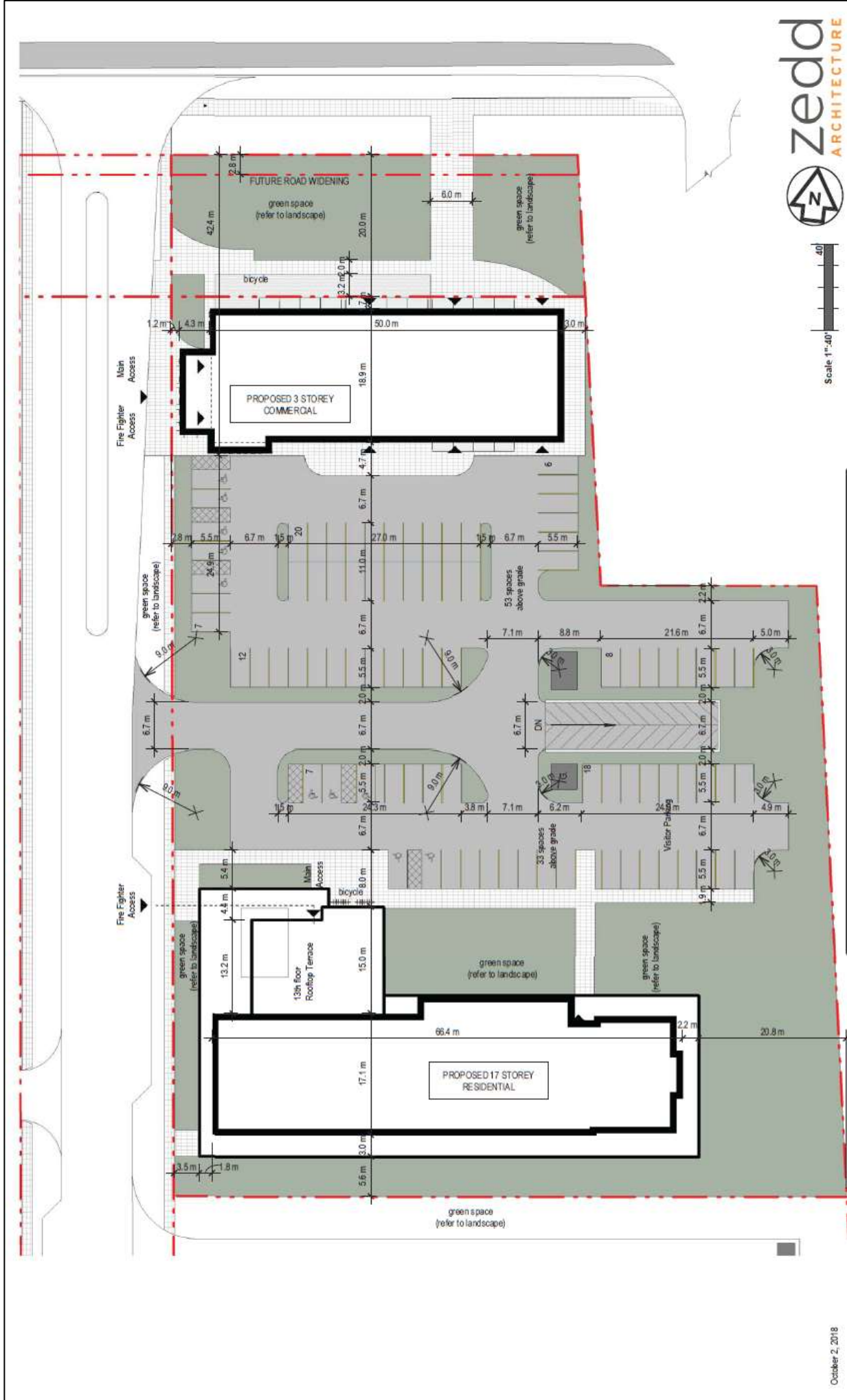
SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



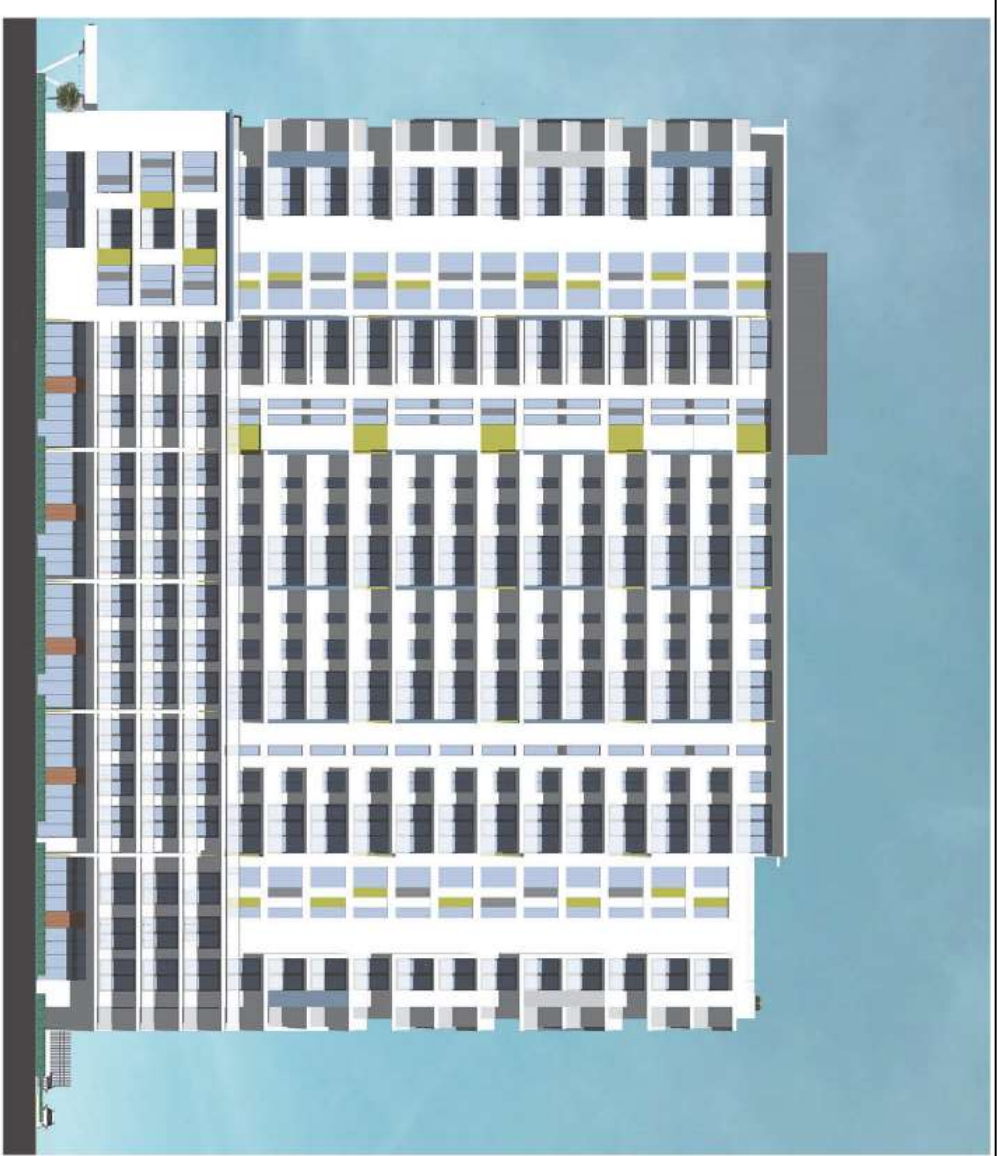
# SCHEDULE "1"



SCHEDULE "2"



WEST ELEVATION



SOUTH ELEVATION

Scale :

15-012

YORK DEVELOPMENTS

BOSTWICK MASTER PLAN - SITE 5

RESIDENTIAL - ELEVATIONS

October 2, 2018

MP-80



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EAST ELEVATION



NORTH ELEVATION

Scale :

15-012

YORK DEVELOPMENTS

BOSTWICK MASTER PLAN - SITE 5

RESIDENTIAL - ELEVATIONS

October 2, 2018

MP-81

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