

Bill No. 82  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 440 Clarke Road.

WHEREAS ZerIn Development Corporation has applied to rezone an area of land located at 440 Clarke 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 440 Clarke Road, as shown on the attached map comprising part of Key Map No. A.109, from an Associated Shopping Area/Community Facility (ASA1/ASA2/ASA3/ASA8/CF) Zone to an Associated Shopping Area Special Provision/Community Facility Special Provision/Residential R8 Special Provision Bonus (ASA1/ASA2/ASA3( )/ASA8( )/CF1( )/R8-4( )\*B( )) Zone and from an Associated Shopping Area/Community Facility (ASA1/ASA2/ASA3/ASA8/CF) Zone to an Associated Shopping Area (ASA8) 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( ) 440 Clarke Road

The Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high quality residential apartment building, with a maximum of 4-storeys, 65 dwelling units and density of 95 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law and the provision of affordable housing in the form of 65 dwelling units (95 units per hectare), consisting of one and two bedroom units.

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

a) Permitted Uses:

i) Apartment Building;

b) Regulations:

i)	Density	95 uph
ii)	Height (maximum):	18 metres (59 feet)
iii)	Parking	65 spaces

3. Section Number 12 of the Residential R8 Zone is amended by adding the following Special Provision:

R8-4( ) 440 Clarke Road

a) Permitted Uses:

i) Apartment Building, with any or all of the other permitted uses on the first floor;

b) Regulation[s]:

- i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.

4. Section Number 24 of the Associated Shopping Area is amended by adding the following Special Provision:

ASA3( ) 440 Clarke Road

a) Regulation[s]:

- i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.

5. Section Number 24 of the Associated Shopping Area is amended by adding the following Special Provision:

ASA8( ) 440 Clarke Road

a) Regulation[s]:

- i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.

6. Section Number 32 of the Community Facility Zone is amended by adding the following Special Provision:

CF1( ) 440 Clarke Road

a) Regulation[s]:

- i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.

7. 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.

8. 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.

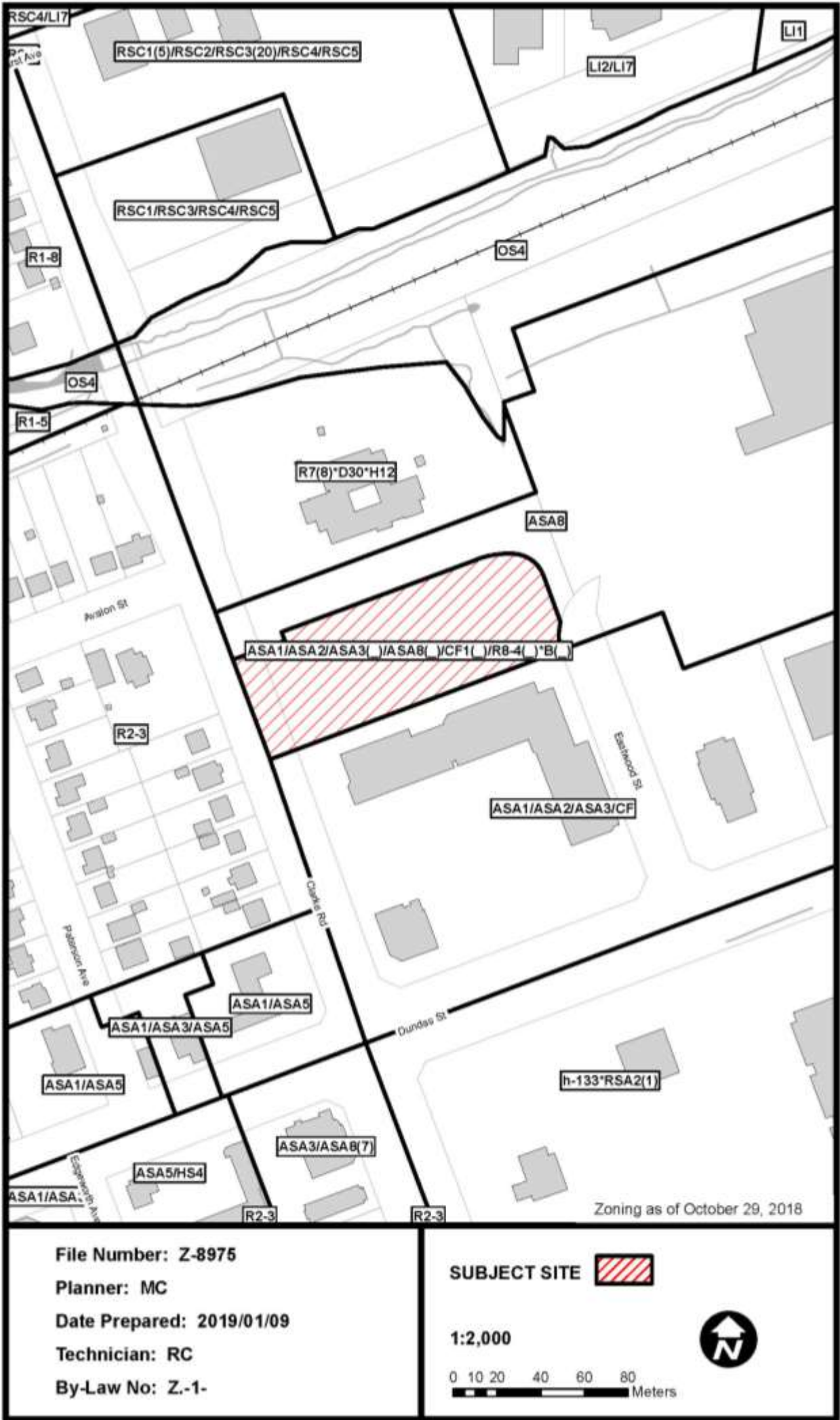
PASSED in Open Council on February 12, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 12, 2019  
Second Reading – February 12, 2019  
Third Reading – February 12, 2019

Schedule "A"







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Building Elevations

440 CLARKE  
ROAD

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