

Appendix B

Bill No. (number to be inserted by Clerk's Office)
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 Zerín 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
(number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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:

4.3) 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 Use:

- i) Apartment Building;

b) Regulations:

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