

Bill No. 470
2012

By-law No. Z.-1-122150

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 390 Princess Avenue.

WHEREAS **Woodfield Developments Inc.** has applied to rezone an area of land located at 390 Princess Avenue, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 543 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 390 Princess Avenue, as shown on the attached map comprising part of Key Map No.69, from a Residential R8 (R8-4) Zone to a Residential R8 Special Provision Bonus (R8-4(20)•H15•B-18) Zone.

2. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4 (20) 390 Princess Avenue

a) Regulation

i) The number of dwelling units, the yard setbacks and height of the existing building at 390 Princess Avenue shall be as existing on November 20, 2012

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

r) B-18

To complement the urban design features in the Council direction given to the Site Plan Approval Authority, the subject site is being bonused for:

- Enhanced urban design features;
- A built form (apartment building) and smaller dwelling unit size that promotes intrinsically affordable housing;
- The provision of parking spaces within the building;
- The use of sustainable design features; and
- The provision of the main entry access at grade for universal accessibility.

The development shall be in accordance with the site concept and renderings attached as Schedule "A" of this By-law and as further addressed or modified below, which includes one new apartment building with a maximum of 33 dwelling units, a maximum height of 15 metres, and a maximum density for the site of 256 units per hectare including the existing building, and shall specifically incorporate the following:

Site

- The building is perpendicular to the street allowing views through the site between Hope Street and Princess Avenue.
- A landscaped forecourt in front of the building between the front (south) façade and Princess Avenue.
- The closure of the Hope Street vehicular access while allowing for access to the site for pedestrians.
- The parking area between Hope Street and Princess Avenue is to be treated as a shared vehicular/pedestrian space.
- Green design elements.

Building

- The four storey height of the building stepping down to two storeys at Hope Street.
- The use of similar design and cladding materials as the existing building on the site and in the surrounding neighbourhood, including brick, pilasters, flat arches topped with keystone details, and quoin corners to complement the existing building.
- The provision of the pedestrian entrance on Princess Avenue in the centre of the front face of the new building.
- Transparent glazing of doors and windows wherever possible, or in the case of the parking garage, open metalwork.
- The use of cornice lines where the building steps back, where the materials and/or colours change between the third and fourth storeys, and at the roofline.
- Provision of residents' common areas and amenities on the main level of the building.
- Placement of a minimum of 30% of the required parking for the site within the apartment building and away from public view.
- Facilities for waste, recyclables and compostibles (where City programs exist) incorporated within the building.
- The extension of the red brick to the top of the building in the central section of the front façade of the building.
- Elimination of the narrow door beside the double door on the rear (north) façade of the building.
- Green design elements.

Notwithstanding anything in the By-law to the contrary including Section 4.28, the following regulations apply to any new building within the approved site plan:

Front Yard Depth (minimum)	6.7 metres (22.0 feet)
West Interior Side Yard Depth (minimum)	5.5 metres (18.1 feet)
Rear Yard Depth (minimum)	5.0 metres (16.5 feet)
Parking spaces (minimum)	0.6 spaces per unit

All other regulations of the Residential R8 (R8-4) Zone apply.

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. 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, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - November 20, 2012
Second Reading – November 20, 2012
Third Reading - November 20, 2012