

Bill No.
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 462, 468, 470, 472
Springbank Drive.

WHEREAS Atlas Springbank Developments Ltd. has applied to rezone an
area of land located at 462, 468, 470, 472 Springbank Drive, 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 462, 468, 470, 472 Springbank Drive, as shown on the
attached map comprising part of Key Map No. A.106, from a Holding Office Special
Provision (h-11*OF5(4)) Zone, to a Holding Residential R9 Bonus Zone (h-11*R9-
7*B(_)) 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(_) 462, 468, 470, 472 Springbank Drive

The B(_) Zone shall be implemented through the required development
agreements to facilitate the development of a high quality residential
apartment building, with a maximum of 9-storeys with 186 dwelling units
which substantively implements the Site Plan and Elevations attached as
Schedule "1" to the amending by-law; and

i) Provision of Affordable Housing

10% of the total unit count (rounded up to the nearest unit), above the 150
unit per hectare threshold, to a maximum of 8 units, shall be allocated for
affordable housing units (1 bedroom units) established by agreement at
95% of average market rent for a period of 25 years. An agreement shall
be entered into with the Corporation of the City of London, to secure those
units for this 25 year term.

ii) 1 level of underground parking

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

a) Additional Permitted Uses:

- i) Bake shops;
- ii) Brewing on Premises Establishment;
- iii) Clinics;
- iv) Commercial schools;
- v) Convenience business service establishments;
- vi) Convenience service establishments;
- vii) Convenience stores;
- viii) Day care centres;
- ix) Financial institutions;

- x) Florist shops;
 - xi) Food stores;
 - xii) Medical/dental offices;
 - xiii) Offices;
 - xiv) Personal service establishments;
 - xv) Pharmacies;
 - xvi) Retail Stores;
 - xvii) Restaurants, eat-in;
 - xviii) Restaurants, take-out;
 - xix) Studios;
- b) Regulations:
- i) Density 265 uph
(107.25 units per acre)
 - ii) Height
(Maximum): 32 metres
(105 feet)
 - iii) Front Yard Depth
(Minimum): 2.5 metres
(8.2 feet)
 - iv) Rear Yard Depth
(Minimum): 7.0 metres
(23 feet)
 - v) Westerly Interior
Side Yard Depth
(Minimum): 5.5 metres
(18 feet)
 - vi) Easterly Interior
Side Yard Depth
(Minimum): 12.1 metres
(39.70 feet)
 - vii) Residential Parking
(Minimum): 1 space per unit
 - viii) Commercial Parking
(Minimum): 17 spaces
 - ix) No drive-through will be permitted for any of the additional permitted uses.
 - x) The permitted commercial uses will only be permitted on the first floor of an apartment building.
 - xi) The maximum gross floor area for specific individual uses shall be as follows:
 - a) Commercial schools and Pharmacies 300 m²
(3,229 sq. ft.)
 - b) Restaurants - eat-in and take-out 300 m²
(1,616 sq. ft.)
 - c) Food stores 500 m² (5,382 sq. ft.)
 - d) All other permitted uses 400 m² (4,305 sq. ft.)

3. 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.

4. 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 May 21, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – May 21, 2019
Second Reading – May 21, 2019
Third Reading – May 21, 2019

SCHEDULE "A"

