

Bill No. 361  
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 475 and 480  
Edgevalley Road.

WHEREAS Drewlo Holdings Inc. have applied to rezone an area of land  
located at 475 and 480 Edgevalley Road, as shown on the map attached to this by-law,  
as set out below;

AND WHEREAS this rezoning conforms 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 475 and 480 Edgevalley Road, as shown on the attached  
map comprising part of Key Map No. A103, from a Holding Residential R5/R6 (h\*h-  
54\*R5-7/R6-5) Zone to a Residential R8 Special Provision (R8-4(\*)\*H15) Zone and a  
Residential R8 Special Provision Bonus (R8-4(\*\*)\*H16\*B(\*)) Zone.
2. Section Number 4.3 of the General Provisions is amended by adding the  
following Site Specific Bonus Provision:

B(\*) 475 Edgevalley Road

The Bonus Zone shall be enabled through one or more agreements to facilitate  
the development of three (3) low-rise apartment buildings, with a maximum of  
four (4) storeys (Building A = 16m), five (5) storeys (Building B= 18m) and six (6)  
storeys (Building C = 22m), a total of 147 dwelling units (Building A = 39 dwelling  
units; Building B = 49 dwelling units; Building C = 59 dwelling units), and a  
density of 100 units per hectare,

Provision of Affordable Housing

The provision of four (4) affordable rental housing units, established by  
agreement at 85% of the CMHC average market rent for a period of 15 years.  
An agreement shall be entered into with the Corporation of the City of London, to  
secure said affordable housing units for the 15 year term.

The following special regulations apply within the bonus zone:

- a) Regulations:
  - i) For the purpose of this by-law, the front lot line shall be deemed to  
be Kilally Road.
  - ii) Density:  
(Maximum): 100 units per hectare
  - iii) Height of Building A  
(Maximum): Four (4) storeys  
16 metres (52.5 feet)  
Height of Building B  
(Maximum): Five (5) storeys  
18 metres (59.1 feet)  
Height of Building C  
(Maximum): Six (6) storeys  
22 metres (72.2 feet)

- iv) Front Yard Setback  
(Minimum): 2.0 metres (6.6 feet)  
(Maximum): 6.0 metres (19.7 feet)
- v) Exterior Side Yard Depth - Edgevalley Road  
(Minimum): 3.0 metres (9.8 feet)  
(Maximum): 7.0 metres (23.0 feet)
- vi) Exterior Side Yard Depth - Agathos Street  
(Minimum): 2.0 metres (6.6 feet)
- vii) Interior Side Yard Depth  
(Minimum): 2.75 metres (9.1 feet)

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

- R8-4(\*) 480 Edgevalley Road
  - a) Regulations:
    - i) For the purpose of this by-law, the front lot line shall be deemed to be Kilally Road.
    - ii) Density  
(Maximum): 75 units per hectare
    - iii) Height  
(Maximum): Four (4) storeys  
15 metres (49.2 feet)
    - iv) Front Yard Setback  
(Minimum): 2.0 metres (6.6 feet)  
(Maximum): 6.0 metres (19.7 feet)
    - v) Exterior Side Yard Depth - Edgevalley Road  
(Minimum): 3.0 metres (9.8 feet)  
(Maximum): 7.0 metres (23.0 feet)
    - vi) Exterior Side Yard Depth - Agathos Street  
(Minimum): 2.0 metres (6.6 feet)

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

- R8-4(\*\*) 475 Edgevalley Road
  - a) Regulations:
    - i) For the purpose of this by-law, the front lot line shall be deemed to be Kilally Road.
    - ii) Density  
(Maximum): 75 units per hectare
    - iii) Height  
(Maximum): Four (4) storeys  
16 metres (52.5 feet)
    - iv) Front Yard Setback  
(Minimum): 2.0 metres (6.6 feet)  
(Maximum): 6.0 metres (19.7 feet)

- v) Exterior Side Yard Depth - Edgevalley Road  
(Minimum): 3.0 metres (9.8 feet)  
(Maximum): 7.0 metres (23.0 feet)
- vi) Exterior Side Yard Depth - Agathos Street  
(Minimum): 2.0 metres (6.6 feet)

5. 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.

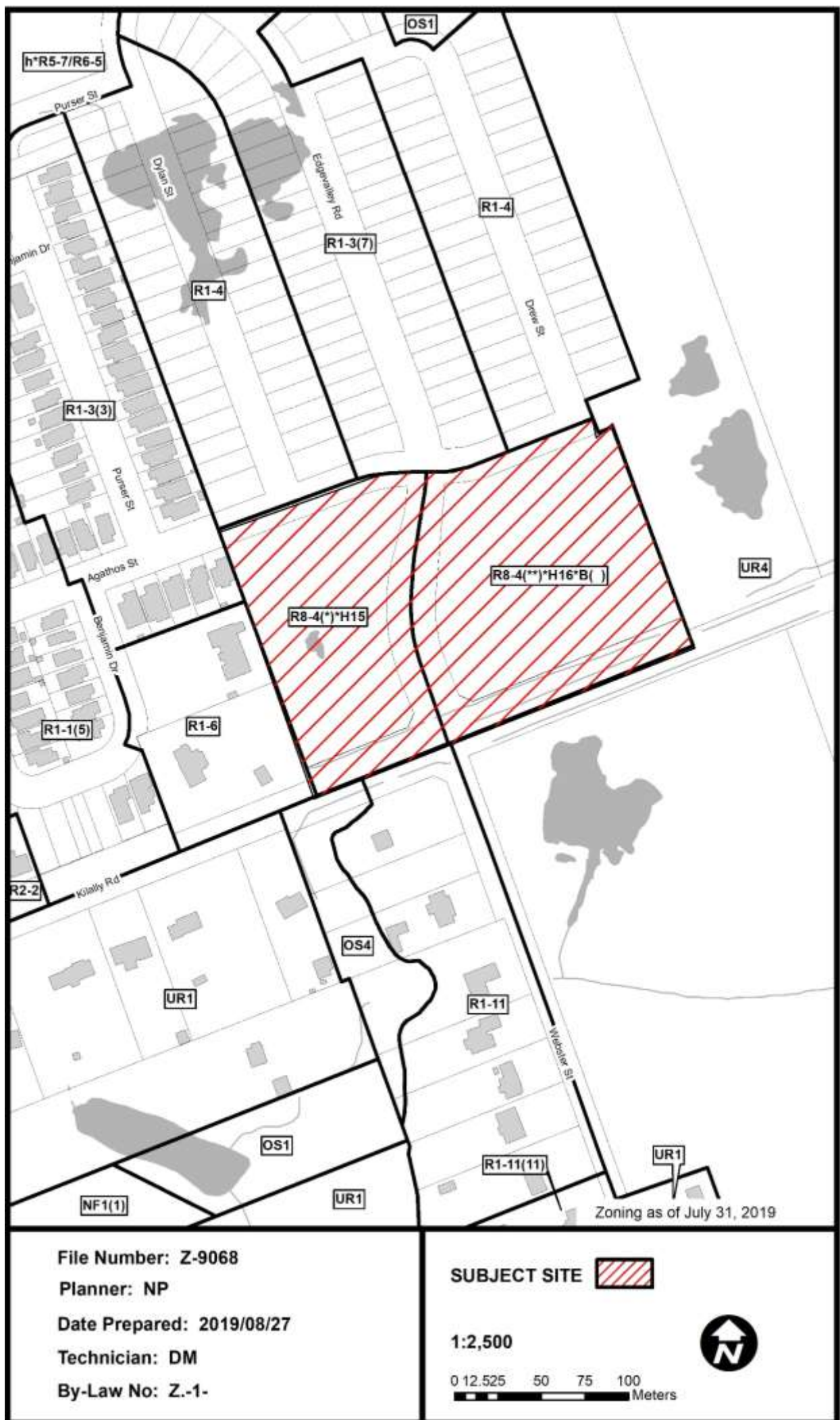
6. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 17, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

Schedule "A"



File Number: Z-9068  
Planner: NP  
Date Prepared: 2019/08/27  
Technician: DM  
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

