

Bill No. 400  
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 800, 805 and 810 Chelton Road.

WHEREAS The Ironstone Building Company Inc. has applied to rezone an area of land located at 800, 805 and 810 Chelton 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 800, 805 and 810 Chelton Road, as shown on the attached map, from a Community Shopping Area CSA3 Zone, an Associated Shopping Area Commercial (ASA1/ASA2/ASA3) Zone, and a Holding Residential R6/R9 (h-54•R6-5/R9-3•H20) Zone **TO** a Residential R5 (R5-7) Zone, a Residential R5 Special Provision (R5-7(\*)) Zone, a Residential R9 Special Provision Bonus (R9-7(\*)•H16•B-\*) Zone, and an Open Space OS5 Zone.

2. Section Number 4.3 of the General Provisions is amended by adding the following Site Specific Bonus Provision:

B-\* 800, 805 and 810 Chelton Road

The Bonus Zone shall be implemented through the required development agreement(s) to facilitate the development of low to mid-rise apartment buildings up to a maximum of five (5) storeys and six (6) storeys which substantially implements the vision and principles of the Chelton Road Master Plan for 800, 805 and 810 Chelton Road attached as Schedule "1", and site concept plans attached as Schedule "2" to the amending by-law; and,

- i. Enhanced building and site design features including an active street edge along Bradley Avenue, Chelton Road, and Meadowgate Boulevard;
- ii. Dedication of public open space (OS5) lands;
- iii. Measures to enhance the Natural Heritage System including substantial buffer planting with native vegetation to protect adjacent natural features;
- iv. Large quantities of secure bicycle parking and cycling infrastructure including indoor and outdoor storage facilities, and a multi-use pathway internal to the site providing connections to surrounding public sidewalks and pedestrian trails; and,
- v. Substantial tree planting of large caliper trees to be planted along the street frontage and outdoor amenity areas.

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

- a) Regulations:
  - 805 Chelton Road
    - i) Height of Buildings A and D (Maximum): Five (5) storeys  
18 metres
  - 800 – 810 Chelton Road
    - i) Height of Buildings A and E (Maximum): Six (6) storeys  
22 metres
    - ii) Height of Buildings B and D (Maximum): Five (5) storeys  
18 metres

3. Section Number 9.4 of the Residential R5 Zone is amended by adding the following special provisions:

- R5-7(\*) 800, 805 and 810 Chelton Road
  - a) Regulations:
    - i) Interior Side Yard Yard Setback (Minimum): 2.0 metres
    - ii) Setback from an Open Space (OS5) Zone (Minimum): 3.0 metres

4. Section Number 13.4 of the Residential R9 Zone is amended by adding the following special provisions:

- R9-7(\*) 800, 805 and 810 Chelton Road
  - a) Regulations:
    - i) Front Yard Setback (Minimum): 3.0 metres  
(Maximum): 6.0 metres
    - ii) Exterior Side Yard Setback (Minimum): 3.0 metres  
(Maximum): 6.0 metres
    - iii) Height (Maximum): Four (4) storeys  
16 metres

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. 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 October 15, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 15, 2019  
Second Reading – October 15, 2019  
Third Reading – October 15, 2019

