

Bill No. 401
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 1339 – 1347 Commissioners Road West.

WHEREAS Milan Starcevic has applied to rezone an area of land located at 1339 – 1347 Commissioners Road West, 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 1339 – 1347 Commissioners Road West, as shown on the attached map comprising part of Key Map No. A106, from a Residential R1/Residential R5 (R1-9/R5-3) Zone to a Holding Residential R8 Bonus (h-5*R8-4*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-* 1339 – 1347 Commissioners Road West

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality residential apartment building, with a maximum height of 5 storeys, 34 dwelling units and a maximum density of 132 units per hectare, which substantively implements the Site Plan, Landscape Plan and Elevations attached as Schedule “1” to the amending by-law, provides for affordable housing in the form of 34 dwelling units (132 units per hectare), enhanced landscaped open space and underground parking. The affordable housing component shall consist of:

- a total of 3, two-bedroom affordable rental units (two of which, at minimum, are to be accessible and located on the ground floor);
- rents not exceeding 85% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy; and,
- the duration of affordability shall be set at 15 years from the point of initial occupancy of all 3 two-bedroom units.

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

a) Regulations:

- | | | |
|------|---|-------------------------|
| i) | Front Yard Depth
(Minimum): | 2.0 metres (6.56 ft.) |
| ii) | Interior Side Yard Depth (West)
(Minimum): | 2.2 metres (7.2 ft.) |
| iii) | Height
(Maximum): | 17.5 metres (57.41 ft.) |

iv) Density
(Maximum):

132 units per hectare

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.

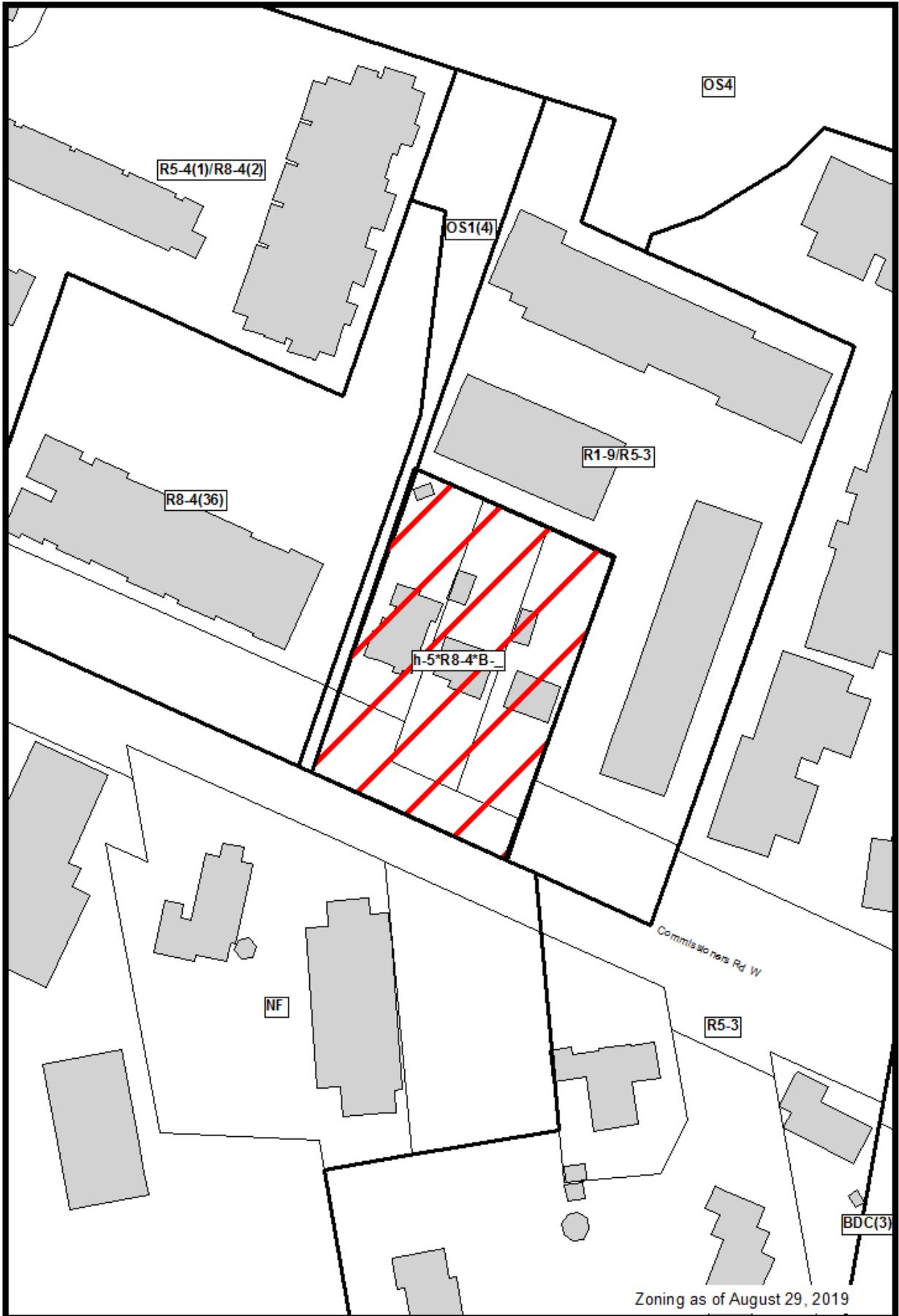
PASSED in Open Council on October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

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

Schedule "A"



File Number: Z-9081
Planner: BD
Date Prepared: 2019/10/09
Technician: DT
By-Law No: Z.-1-

SUBJECT SITE 

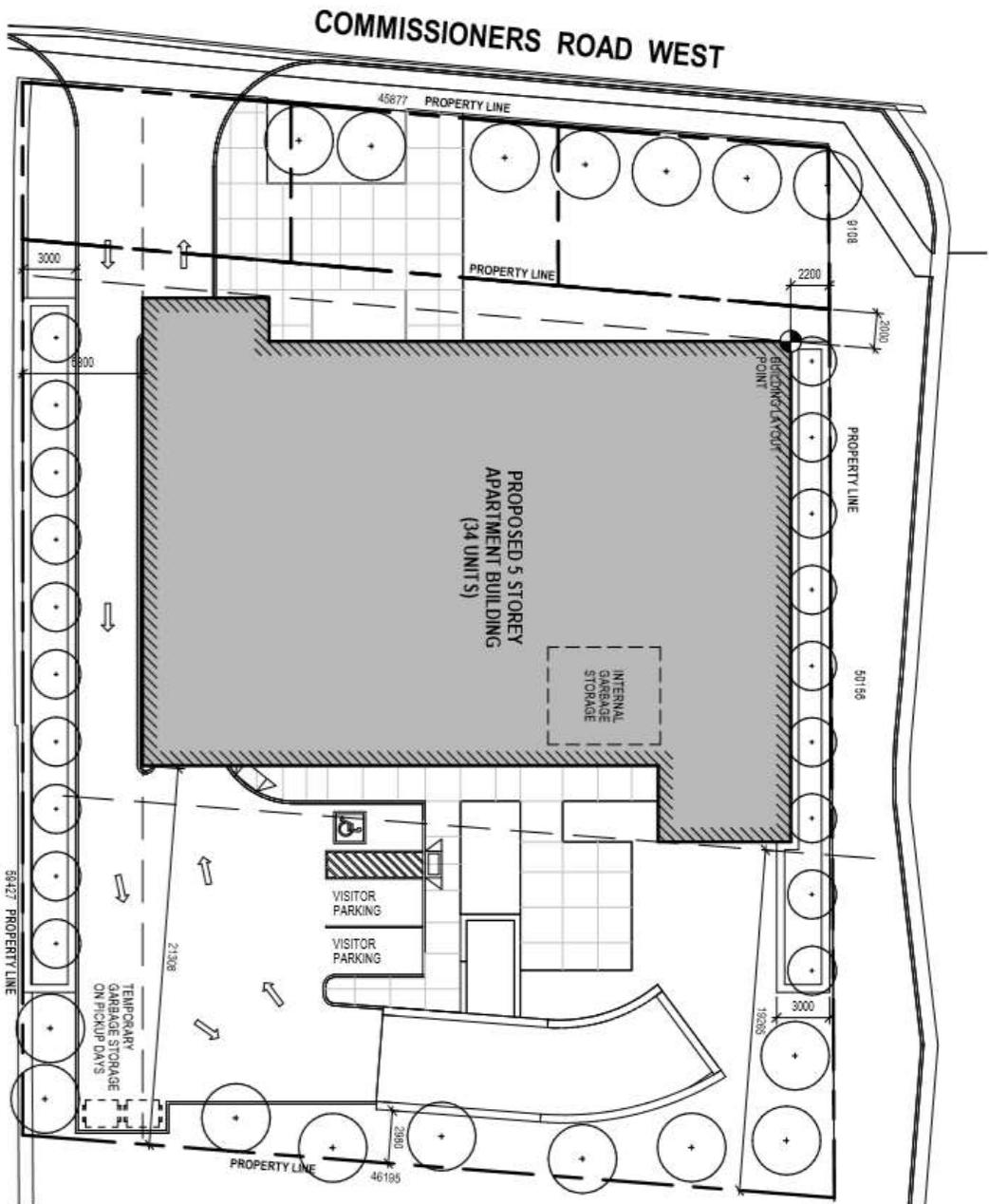
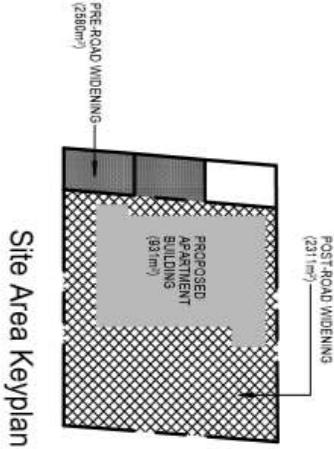
1:1,000

0 5 10 20 30 40 Meters



Schedule "1"

SITE DATA - Proposed Residential Zone (R8-1)(X)		
Proposed Zoning Residential (R8-1)	Req'd / Max / Min.	Proposed
Proposed Zoned Use	Apartment Building	Apartment Building
Lot Area	1000m ²	2311m ² (post-road widening) 2880m ² (pre-road widening)
Lot Frontage	30 m (min.)	45.8m
Lot Depth	-	50.2m
Front Yard Setback (Actual)	8m (min.)	2m
Interior Side Yard Setback (west)	0.6m (min.)	2.2m
Interior Side Yard Setback (east)	0.6m (min.)	8.8m
Rear Yard Setback	0.6m (min.)	19.3m
Building Area	-	931.0m ²
Landscape Open Space	30% (min.)	4%
Lot Coverage	40% (max.)	38%
Building Height	13m (max.)	17.5m
Density	2580 ha x 75 uph (max.) = 20 units	34 units (132 uph)
Parking	34 units x 1.25 = 43 spaces	44 underground (incl. 1 lift) 3 surface visitor (incl. 1dr)



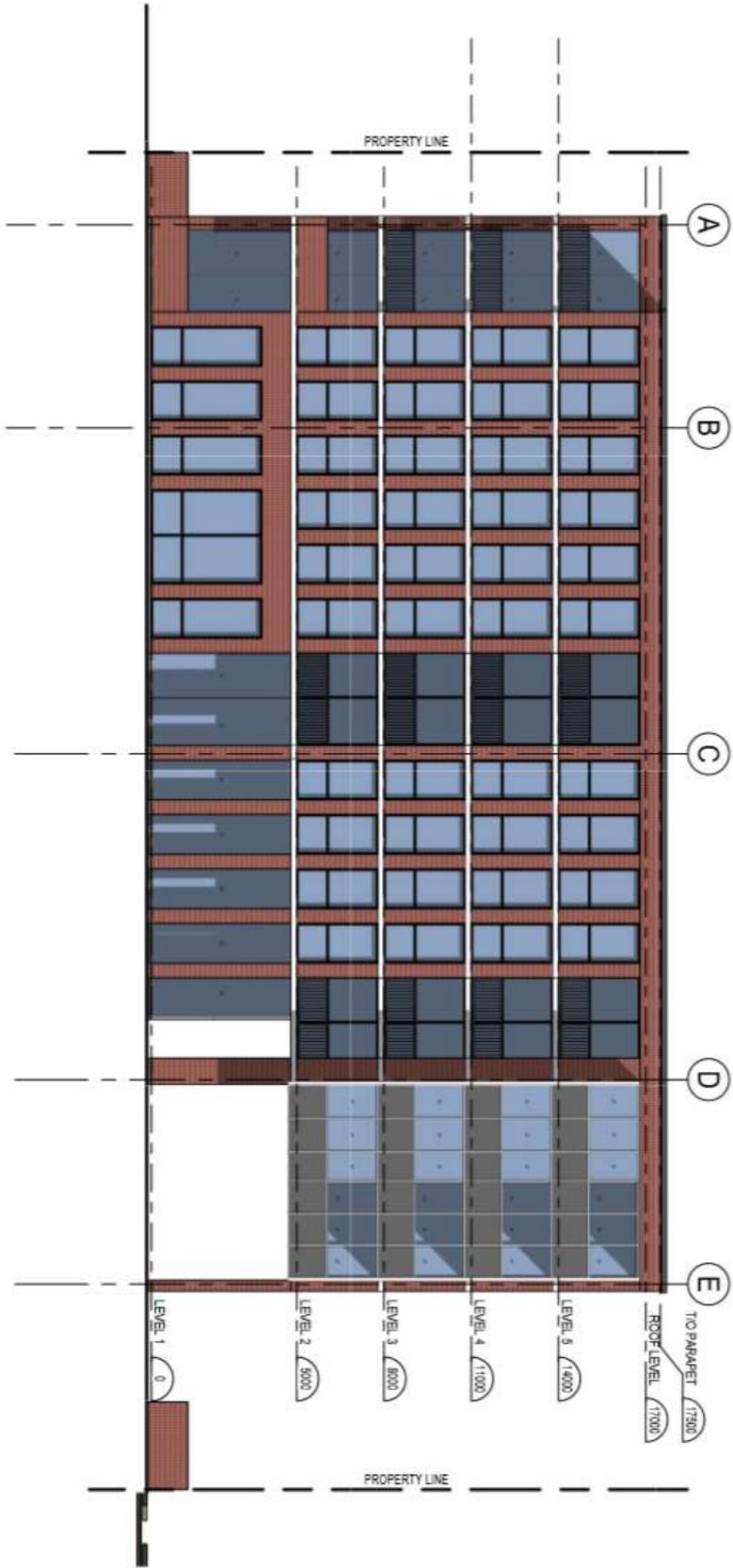
NICHOLSON
SHEFFIELD
ARCHITECTS
INC.

Starhomes Ltd. Commissioners Road Development
SITE PLAN

Project No. 18-52 Date Aug 2019
Scale As indicated Dwg. No. A1
Drawn By EW

Starhomes Ltd. Commissioners Road Development

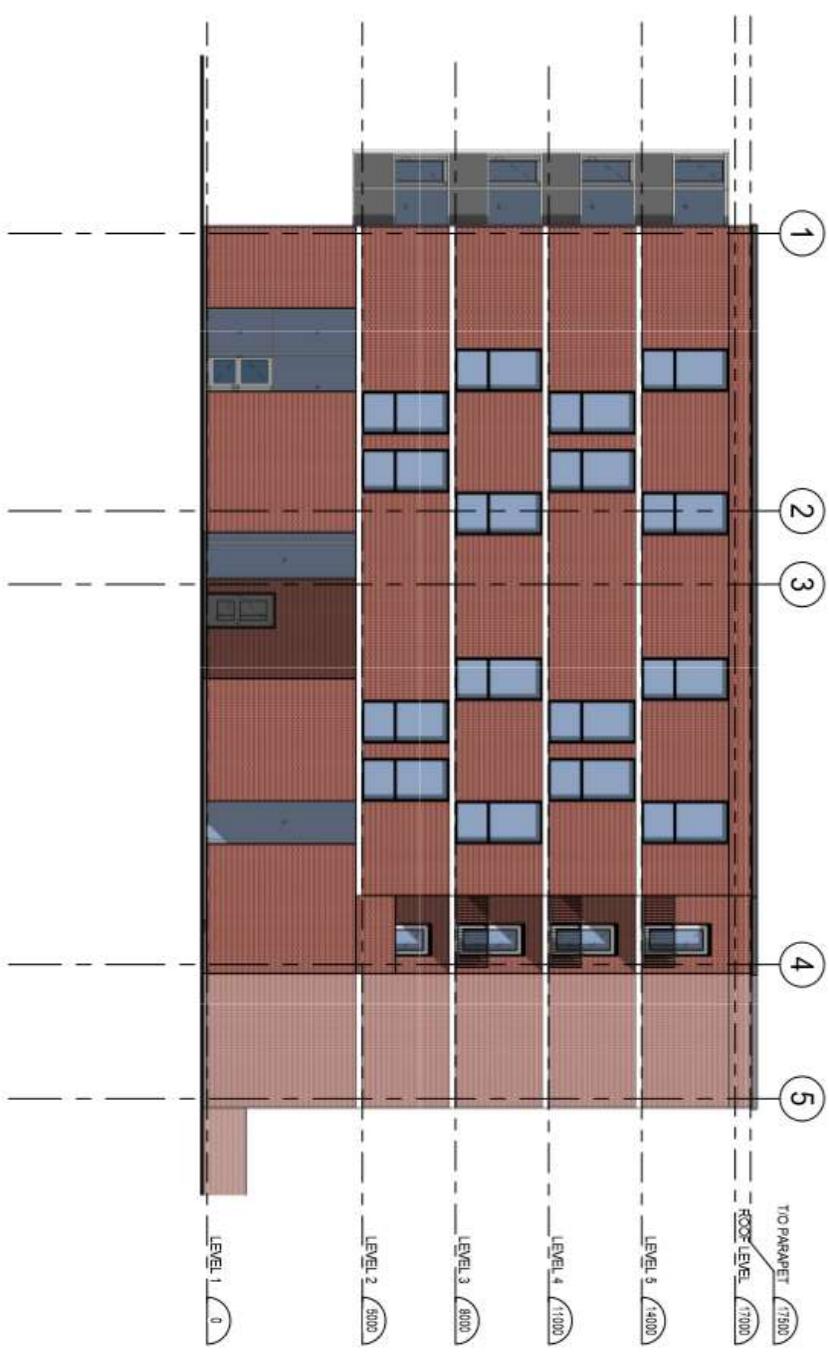
SOUTH ELEVATION



Project No.	18-52	Date	Aug 2019
Scale	1 : 150	Dwg. No.	A6
Drawn By	EW		

Starhomes Ltd. Commissioners Road Development

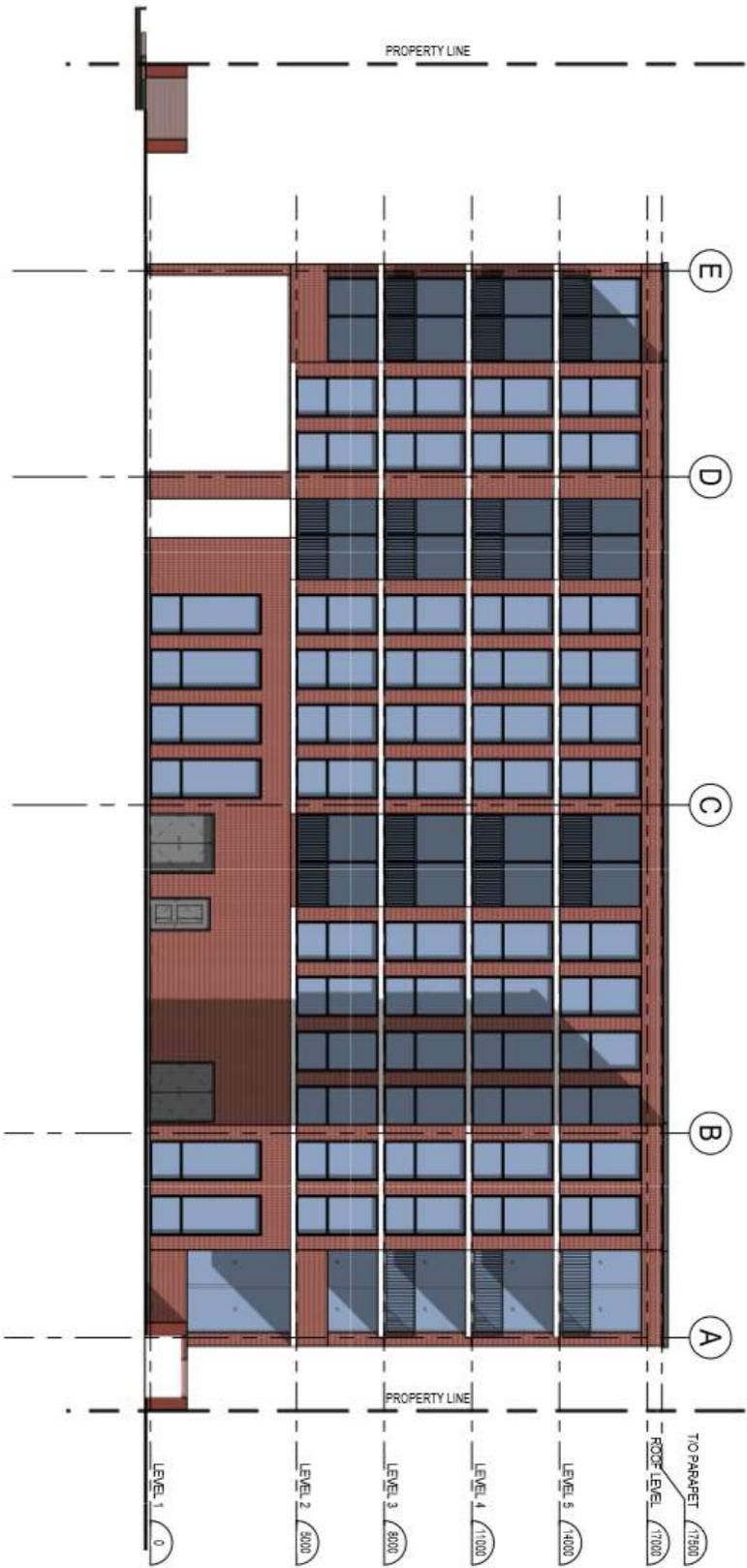
EAST ELEVATION



Project No.	18-52	Date	AUG 2019
Scale	1 : 150	Dwg. No.	A7
Drawn By	EW		

Starhomes Ltd. Commissioners Road Development

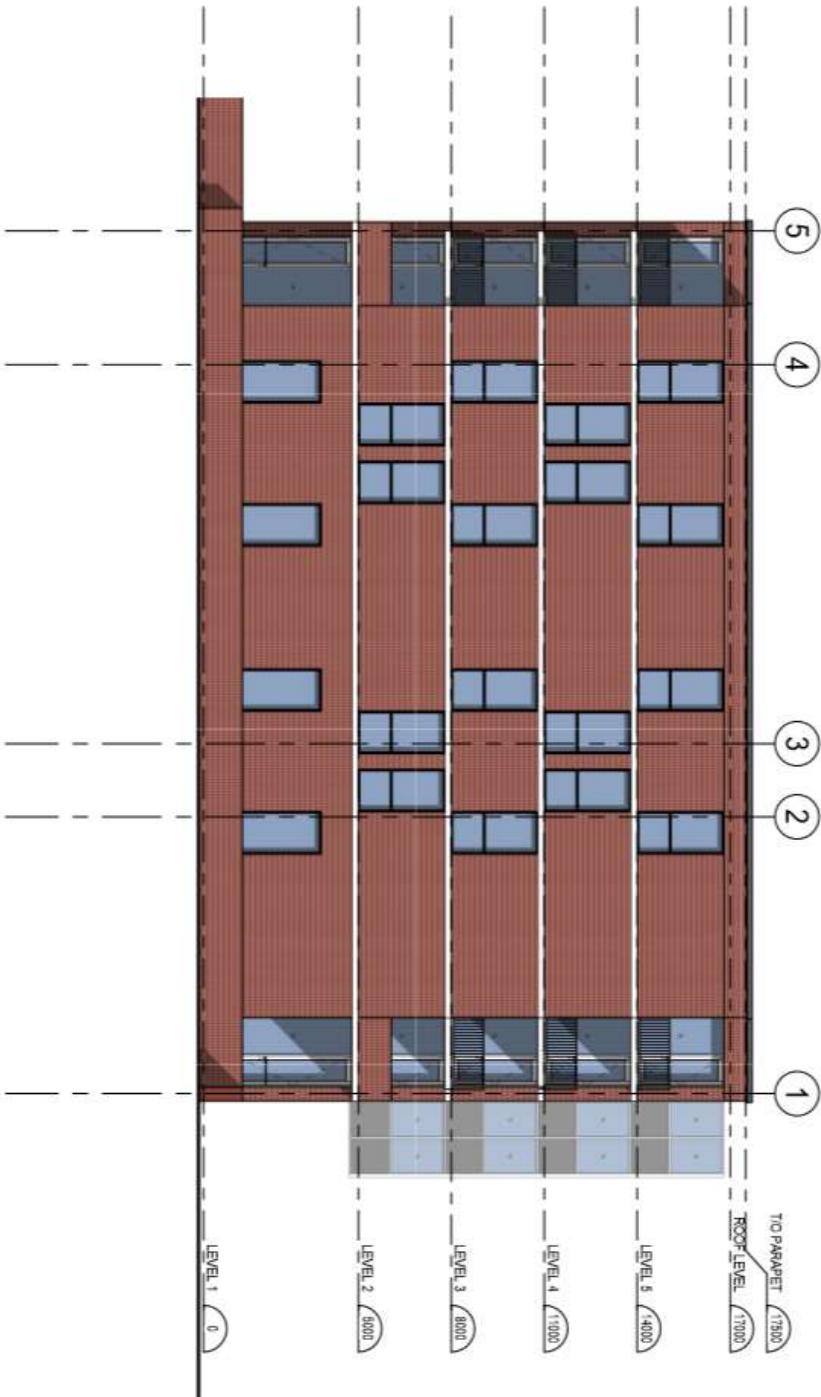
NORTH ELEVATION



Project No. 18-52	Date Aug 2019
Scale 1:150	Dwg. No. A8
Drawn By EIW	

Starhomes Ltd. Commissioners Road Development

WEST ELEVATION



Project No.	18-52	Date	Aug 2019
Scale	1 : 150	DWG No.	A9
Drawn By	EW		