

Bill No. 23
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1018 and 1028 Gainsborough Road.

WHEREAS Copia Developments has applied to rezone an area of land located at 1018 and 1028 Gainsborough 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 1018 and 1028 Gainsborough Road, as shown on the attached map, from a Holding Business District Commercial (h-17•BDC) Zone to a Business District Commercial Special Provision (BDC()) Zone; and from an Urban Reserve (UR3) Zone to a Residential R9 Special Provision Bonus (R9-7(*)•H44•B-*) Zone.

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

B-* 1018 and 1028 Gainsborough Road

The Bonus Zone shall be enabled through one or more agreements to facilitate development of a residential apartment building, with a maximum height of 12 storeys, 182 dwelling units and a maximum density of 392 units per hectare, which generally implements in principle the site concept and elevation plans attached as Schedule "1" to the amending by-law, with further refinements to occur to the orientation of the apartment building and parking area through the site plan approval process, in return for the following facilities, services and matters:

- A total of 18 affordable rental apartment units consisting of 16, one bedroom units and 2, two bedroom units to be provided and located within Building "B";
- A minimum of 3, one-bedroom and 1, two-bedroom accessible units are to be provided and located within Building "B";
- 4, one bedroom units and 2, two bedroom units shall not exceed 90% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by CMHC at the time of building occupancy; and duration of affordability shall be set at 10 years from the point of initial occupancy; and,
- 12, one bedroom units shall not exceed 75% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by CMHC at the time of building occupancy; and duration of affordability shall be set at 20 years from the point of initial occupancy.

3. Section Number 25.4 of the Business District Commercial BDC Zone is amended by adding the following special provisions:

BDC(*) 1018 and 1028 Gainsborough Road

a) Regulations:

- i) Density (Maximum): 97 units per hectare
- ii) Height (Maximum): 25 metres
- iii) Offices and medical/dental offices may be permitted on the first and second floors of apartment buildings.

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

R9-7(*) 1018 and 1028 Gainsborough Road

a) Regulations:

- i) East Interior Side Yard Depth (Minimum): 11.2 metres
- ii) West Interior Side Yard Depth (Minimum): 2.2 metres
- iii) Height (Maximum): Twelve (12) storeys
44 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.

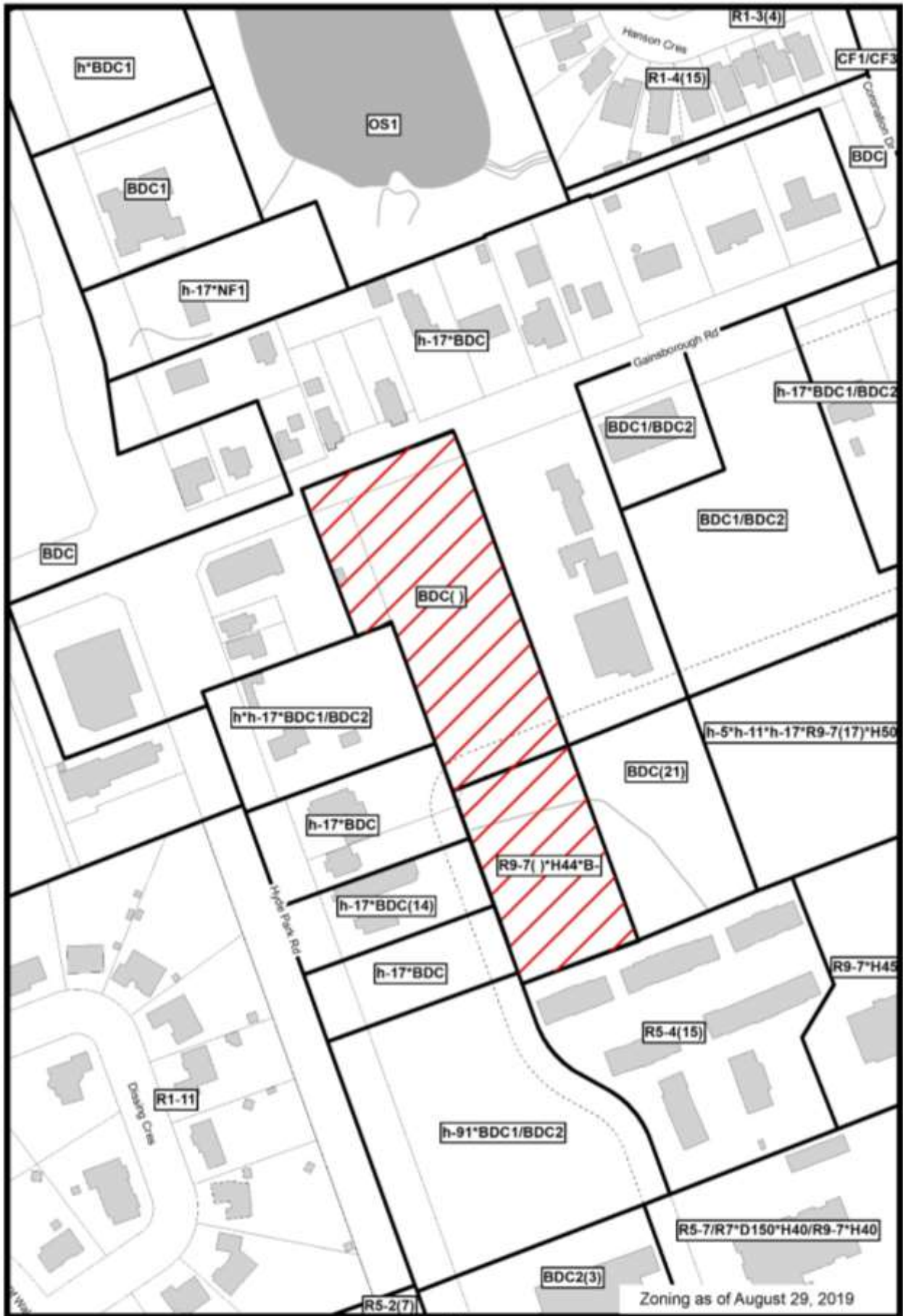
PASSED in Open Council on December 10, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 10, 2019
Second Reading – December 10, 2019
Third Reading – December 10, 2019

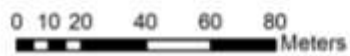
Schedule "A"



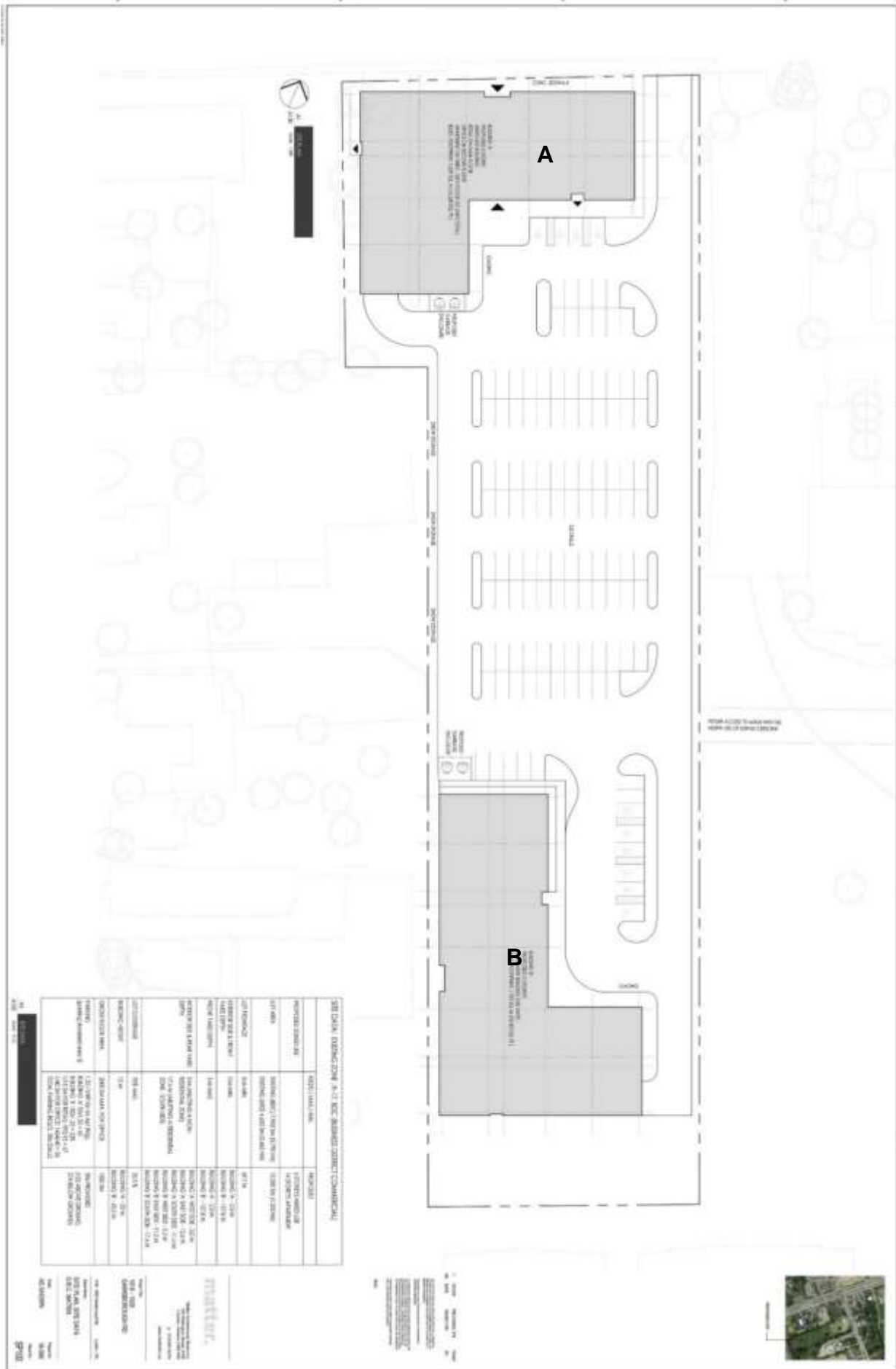
File Number: Z-9079
 Planner: LM
 Date Prepared: 2019/09/26
 Technician: DM
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000



Schedule "1"



PROPERTY	DESCRIPTION	REMARKS
1	EXISTING LOT	EXISTING LOT
2	EXISTING LOT	EXISTING LOT
3	EXISTING LOT	EXISTING LOT
4	EXISTING LOT	EXISTING LOT
5	EXISTING LOT	EXISTING LOT
6	EXISTING LOT	EXISTING LOT
7	EXISTING LOT	EXISTING LOT
8	EXISTING LOT	EXISTING LOT
9	EXISTING LOT	EXISTING LOT
10	EXISTING LOT	EXISTING LOT
11	EXISTING LOT	EXISTING LOT
12	EXISTING LOT	EXISTING LOT
13	EXISTING LOT	EXISTING LOT
14	EXISTING LOT	EXISTING LOT
15	EXISTING LOT	EXISTING LOT
16	EXISTING LOT	EXISTING LOT
17	EXISTING LOT	EXISTING LOT
18	EXISTING LOT	EXISTING LOT
19	EXISTING LOT	EXISTING LOT
20	EXISTING LOT	EXISTING LOT

SHE CHALK RESTORATION AND RECREATION CENTER
 10000 SHE CHALK DRIVE
 WASHINGTON, DC 20007
 PREPARED BY: [REDACTED]
 DATE: 10/1/2014
 SHE CHALK RESTORATION AND RECREATION CENTER
 10000 SHE CHALK DRIVE
 WASHINGTON, DC 20007
 PREPARED BY: [REDACTED]
 DATE: 10/1/2014

