Bill No. 295
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 122 Base Line Road West.

WHEREAS Housing Development Corporation, London, has applied to rezone an area of land located at 122 Base Line Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 122 Base Line Road West, as shown on the attached map comprising part of Key Map No. 107 from a Residential R8 (R8-3) Zone to a Holding Residential Bonus (h-5*R8-3*B(_)) Zone.

2.	Section Number 4.3 of the General Provisions in By-law Z.-1 is amended by adding the following new Bonus Zone:

"B(_) 122 Base Line Road West

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a low-rise apartment building with a maximum height of 4-storeys, 61 dwelling units and density of 100 units per hectare and provides:

i)	Affordable Housing

The provision of a minimum 30% of each unit type (i.e. type by number of bedrooms) set aside at affordable rent of approximately 70% of Average Market Rent. Affordable rental units will be established by an agreement entered into with the Corporation of the City of London, which will secure those units for a minimum twenty (20) year term.

ii)	Design Principles

Implementation of a site development concept, to be implemented through a future development agreement, which substantially achieves design principles that include:

1.	Building footprint and spatial orientation that: serves to activate the street, is pedestrian in scale; and, establishes safe, direct and barrier-free accessible pedestrian connections throughout the Site and from the Site to the public realm;

2.	A principle building entrance that further serves to activate the streetscape and reinforce the "front facing" built form;

3.	A building footprint that mitigates impacts, noting an enhanced rear yard setback and enhanced interior side yard setback are identified in the Bonus Zone;

4.	A parking area that provides for safe, direct and barrier-free accessible pedestrian connections; is suitably sized to accommodate projected demand; and, is strategically located to minimize impacts on the public realm;

5.	An outdoor amenity area that is sufficiently-sized and strategically located to provide for privacy and additional buffering opportunities and plantings, and also serves to mitigate overland flows and other potential stormwater management (SWM) impacts; and

6. Maintain, to the greatest extent possible, on-site green infrastructure in a manner consistent with the findings of the preliminary Tree Preservation Plan.

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

a) Regulations

i)	Density (Maximum)	100 units per hectare (247 units per acre)
ii)	Parking (Minimum)	61 Parking Spaces
iii)	Bicycle Parking (Minimum)	15 Parking Spaces
iv)	Rear Yard Depth (Minimum)	15.0 metres (49.2 feet)
v)	Interior Side Yard Depth (Minimum)	3.0 metres (9.8 feet) for building walls containing no windows to habitable rooms or 8.0 metres (26.2 feet) minimum for building walls with windows to habitable rooms.

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. P13,* 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 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

OS1

OS5

R9-1*H21

R5-2

R5-3/R9-7*H50

Centre Cres

Centre St

h-5*R5-4

R9-7*H40

R9-7*H45/NF

Cotswold Gate

R2-3

R1-9

h-5*R8-3*B(_)

Base Line Rd W

R2-4

R3-1

R9-7*H32

Gladman Ave

R9-7*H32/RO2(3)

R3-1/OC4/CC

Huxley St

West St

R5-7

R9-7*H32/RO2

R9-7*H32/RO1(2)/RO2

SS1

Commissioners Rd W

Viscount Rd

Highview Ave

OR2

R8-3

R2-3

R1-9

R1-6

R5-5

Zoning as of June 16, 2020

File Number: OZ-9200	**SUBJECT SITE**
Planner: TM	
Date Prepared: 2020/07/28	**1:2,500**
Technician: MB	
By-Law No: Z.-1-	0 12.5 25 50 75 100 Meters

Geodatabase