

Bill No. 354  
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 1150 Fanshawe Park Road East.

WHEREAS Stackhouse Development Inc. has applied to rezone an area of land located at 1150 Fanshawe Park Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 1150 Fanshawe Park Road East, as shown on the attached map comprising part of Key Map No. A103, from a holding Restricted Office/Convenience Commercial Special Provision (h-27\*RO2/CC5(1)) Zone to a holding Restricted Office/Convenience Commercial Special Provision/Residential R8 Special Provision Bonus (h-5\*h-18\*RO2/CC5(1)/R8-4( )\*B( )) Zone.

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

B-( ) 1150 Fanshawe Park Road East

The Bonus Zone shall be implemented through one or more agreements to facilitate a high quality development comprised of stacked townhouses and an apartment building, with a maximum height of 6 storeys (21m), and density of 133 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law and provides for enhanced urban design and affordable housing.

- i) The provision of affordable housing shall consist of:
- A total of six (6) stacked townhouse affordable rental units;
  - Rents not exceeding 90% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
  - The duration of affordability shall be set at 20 years from the point of initial occupancy of all affordable units.

The following special regulations apply within the bonus zone:

- a) Regulations
- |  |                        |
|--|------------------------|
| i) Frontage (Minimum)                  | 22 metres (72 feet)    |
| ii) Front yard depth (Minimum)         | 3 metres (9.8feet)     |
| iii) Exterior yard depth (Minimum)     | 2 metres (6.6 feet)    |
| iv) Interior side yard depth (Minimum) | 4.5 metres (14.7 feet) |
| v) Density (Maximum)                   | 133 units per hectare  |
| vi) Height (Maximum)                   | 21 metres (68.9 feet)  |

- vii) Parking Spaces (Minimum) 110 spaces
- viii) West Parking area depth (Minimum) 9.5 metres (31.2 feet)
- ix) South Parking area depth (Minimum) 15 metres (49.2 feet)
- x) Any permitted convenience commercial and/or restricted office uses may be located within the apartment building

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

- R8-4( ) 1150 Fanshawe Park Road East
  - a) Regulations
    - i) Frontage (Minimum) 22 metres (72 feet)

4. 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.

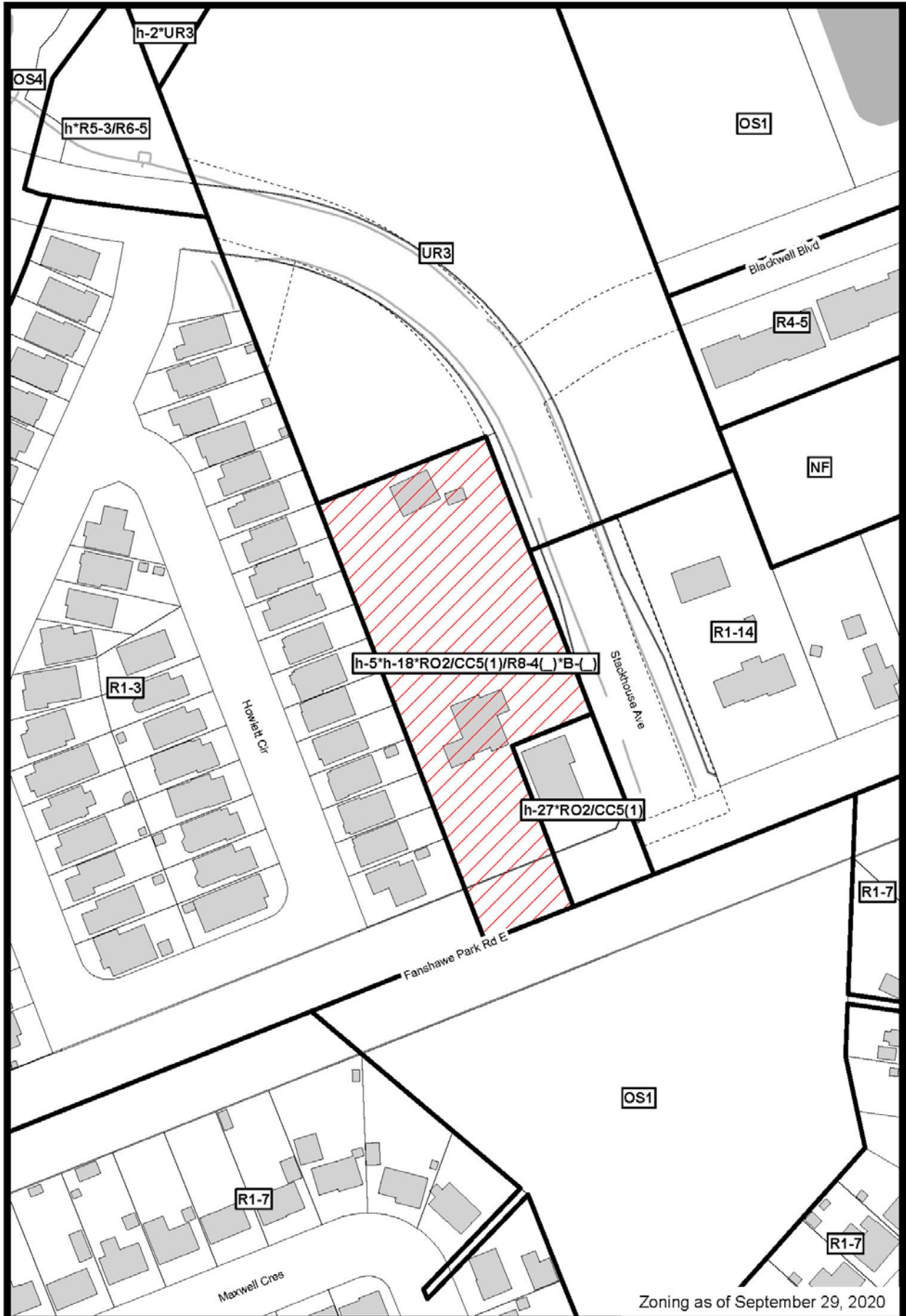
5. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on November 10, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk


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



File Number: OZ-9215  
 Planner: SW  
 Date Prepared: 2020/10/16  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
 Meters

