

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: 1830145 Ontario Limited
1761 Wonderland Road North

Meeting on: November 30, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of 1830145 Ontario Limited relating to the property located at 1761 Wonderland Road North:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 8, 2020 to amend the Official Plan for the City of London (1989) to **ADD** a policy to Section 10.1.3 – "Policies for Specific Areas" to permit a mixed-use commercial/residential apartment building within the Neighbourhood Commercial Node designation having a maximum residential density of 226 units/ha;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on December 8, 2020 to amend The London Plan to **ADD** a new policy to the Specific Policies for the Shopping Area Place Type to permit a mixed-use commercial/residential apartment building having a maximum height of 63 metres, 17 storeys, exclusive of the mechanical penthouse, and by **ADDING** the subject lands to Map 7 - Specific Area Policies – of the London Plan;

IT BEING NOTED THAT the amendments will come into full force and effect concurrently with Map 7 of the London Plan.

- (c) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on December 8, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in parts (a) and (b) above, to change the zoning of the subject property **FROM** a holding Neighbourhood Shopping Area Special Provision (h-17•h-103•NSA5(5)) Zone **TO** a holding Neighbourhood Shopping Area Special Provision Bonus (h-17•h-103•NSA5(5)/NSA3*B(_)) Zone;

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality mixed-use commercial/residential apartment building with a maximum density of 226 units per hectare and a maximum height of 63 metres (17-storeys) which substantially implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

- i. Provision of Affordable Housing including:
 - A total of twelve (12) one-bedroom units, including a maximum of two (2) accessible one-bedroom units, established by agreement not exceeding 85% of the CMHC Average Market Rent (AMR) for a duration for affordability set at 50 years from initial occupancy.
- ii. A high quality development which substantially implements the site plan and elevations as attached in Schedule "1" to the amending by-law:

Building Design

- i) High quality architectural design (building/landscaping) including a common design theme for residential and commercial elements; and provision of structure parking facilities and screening for surface parking areas.

Underground Parking

- i) Underground Parking Structure parking provided to reduce surface parking areas (a minimum of 189 subsurface spaces provided).

Outdoor Amenity and Landscaping

- i) Common outdoor amenity area to be provided in the northeast quadrant of the site; and rooftop terraces above the 4th, 16th and 17th floors.
- ii) Landscape enhancements beyond City design standards, including theme lighting and public seating at strategic locations.
- iii) Large caliper boulevard trees planted with a minimum 100m caliper and a minimum distance of 10m between tree planting for the extent of the Wonderland Road North frontage.
- iv) Landscape plans for common outdoor amenity areas to incorporate hard landscape elements and drought resistant landscaping to reduce water consumption.

Sustainability

- i) Four electric vehicle charging stations within the publically accessible surface parking area, as well as 16 charging stations within the parking garage.
 - ii) Dedicated areas for bicycle parking along the Wonderland Road North frontage (with convenient access to building entrances). Secure bicycle storage within the structured parking facility. Walkway connections from the tower podium and surface parking filed to provide connectivity to Wonderland Road North bike lanes.
- iii. Public Transit
- i) The financial contribution of funding towards construction of transit shelters in close proximity to Wonderland Road North/Fanshawe Park Road West intersection in the amount of \$10,000 to promote bus ridership.

Executive Summary

Summary of Request

The application includes requested London Plan, 1989 Official Plan and Zoning By-law amendments including a bonus zone, to allow for a 17-storey (63 metre), mixed use building with 228 units and 1,200m² of commercial floor area.

Purpose and the Effect of Recommended Action

The purpose and effect of the requested amendments would permit a 17-storey (63 metre) mixed-use commercial/residential apartment building with a maximum of 228 residential units, maximum 226 uph and 1,200m² of commercial floor area in a building generally configured in an "L" shape along Wonderland Road North. The proposal includes a variety of indoor and outdoor amenity areas intended to serve residents of the building. 133 surface parking spots are proposed to be provided, as well as underground parking accommodating 189 underground stalls, indoor bicycle storage and internal loading areas with one access from Wonderland Road North.

The bonus zone shall be implemented through one or more agreements to facilitate the requested development in return for the provision of affordable housing. The bonus

zone shall also implement a high-quality design with other elements to be implemented through the site plan application.

Rationale of Recommended Action

1. The recommended amendment is consistent with the PPS, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future.
2. The recommended amendment conforms to the in force policies of the 1989 Official Plan.
3. The recommended amendment conforms with the in force policies of The London Plan, including but not limited to the Key Directions, Homelessness Prevention and Housing policies, and City Design policies.
4. The revised proposal for a mixed-use development with 1,200m² of commercial (double the amount of the original proposal) and 228 residential units is consistent with the planned function of the commercial node and the planned commercial function intended by policy.
5. The proposed density and height of the residential component within this proposed commercial development meets the criteria for specific area policies in both the 1989 Official Plan and The London Plan.
6. The recommended amendment facilitates the development of 12 affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock.
7. The recommended bonus zone for the subject site will provide public benefits that include affordable housing units, barrier-free and accessible design, transit supportive development, and a quality design standard to be implemented through a subsequent public site plan application.

Analysis

1.0 Site at a Glance

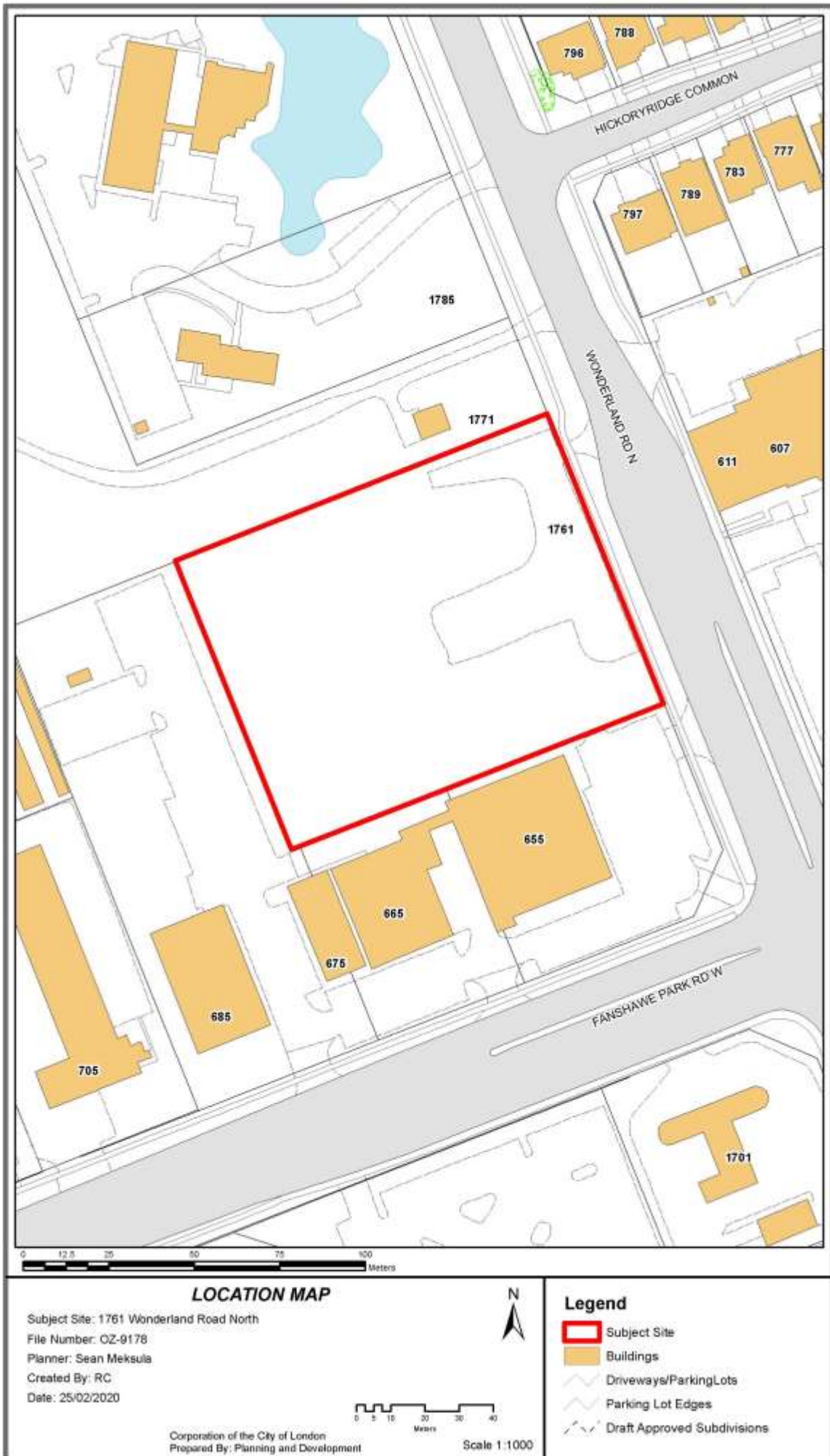
1.1 Property Description

The subject site is located on Wonderland Road North, north of Fanshawe Park Road West. The lands are currently vacant with a lot frontage of approximately 91 metres and a lot area of approximately 1.07 ha. The subject lands are located within the urban growth boundary and abut commercial to the south, commercial across Wonderland Road North to the east, commercial, communication towers and residential to the west, and offices to the north. There are no significant vegetation or natural features on the lands.

1.2 Current Planning Information (see more detail in Appendix C)

- Official Plan Designation – Neighbourhood Commercial Node
- The London Plan Place Type – Shopping Area
- Existing Zoning – Holding Neighbourhood Shopping Area Special Provision (h-17•h-103•NSA5(5) Zone

1.3 LOCATION MAP



1.4 Site Characteristics

- Current Land Use – Vacant
- Frontage – 91.0 meters (298.56 feet)
- Depth – 117.0 meters (384 feet)
- Area – 1.07 hectares (2.64 acres)
- Shape – Rectangular

1.5 Surrounding Land Uses

- North – Utility Buildings, Bell Canada and Offices Uses
- East – Sunningdale Village Commercial Plaza, and High-rise Residential
- South – Commercial Plaza and Offices Uses
- West – Mastermind Toys, Commercial Uses and Residential Uses

1.6 Intensification (228 units)

- The proposed residential units represent intensification within the Built-area Boundary
- The proposed residential units represent intensification outside the Primary Transit Area

2.0 Description of Proposal

2.1 Development Proposal

The revised proposal would redevelop the lands with a 17-storey mixed-use building with a maximum of 228 residential units with approximately 1,200m² of commercial floor area in an “L” shape format with the building facing Wonderland Road North. The building design positions and orients the building mass toward Wonderland Road North and steps down the building height from 17-storeys to 4-storeys along the street frontage. A mix of commercial units and some residential dwellings are proposed for the first two storeys. The parking consists of surface parking at the rear of the site along with underground parking and bicycle parking.

3.0 Relevant Background

On October 19, 2020 this application was presented to the Planning and Environment Committee (PEC) with a staff recommendation to refuse the requested Official Plan, The London Plan, and Zoning By-law amendments. Staff were of the opinion that the proposal for a stand-alone apartment building with a small accessory commercial use was not consistent with the planned function of a commercial node which deviated from the planned commercial function intended by policy. After a thorough discussion, direction was given from Planning Committee, to defer this application to allow staff and the applicant time to discuss some options, and see if an agreement can be reached to support development on this site. At its meeting held on October 27, 2020 Municipal Council resolved the following:

That, the application by 1830145 Ontario Limited, relating to the property located at 1761 Wonderland Road South, BE REFERRED back to the Civic Administration to work with the applicant to incorporate a mixed-use building including bonus zoning and affordable housing and to report back at a future Planning and Environment Committee meeting;

The Applicant has since met with Development Services staff and the Housing Development Corporation and is proposing to modify the proposed development to increase the amount of commercial floor area from 600m² to 1,200m², effectively doubling the proposed amount of commercial floor area, and include a substantial element of affordable housing as part of the facilities, services and matters being considered in return for bonus zoning. These changes were circulated to commenting agencies, departments and the public. After no additional comments were received in response to the proposed changes and after further consideration of the proposed

changes to the requested development, staff are recommending that the revised 1989 Official Plan, The London Plan and Zoning By-law amendment applications be approved.

A robust policy analysis was provided in the October 19, 2020 report to PEC. This report is intended to be read in conjunction with that report to inform Council of the progress that had been made in response to their resolution. This report provides a brief policy analysis to supplement the previous report to provide a rationale for the revised recommendation.

4.0 Key Issues and Considerations

Commercial Increase

As mentioned, the applicant has revised the application to increase the commercial floor area from 600m² to 1,200m², which is double the amount set out in the original proposal.

Official Plan

In the general Commercial Node policies of the 1989 Official Plan, mixed-use developments are permitted. These policies recognize that older commercial nodes may have vacant land where additional uses, such as residential, may be integrated with retail functions to achieve a more mixed-use commercial environment. (4.3.3.) The original application included a substantial residential component, with only an accessory commercial use. It was effectively a stand-alone residential apartment building within a commercial designation.

The increased commercial floor area provides a better commercial/residential balance within the Neighbourhood Commercial Node *to provide for the daily or weekly convenience shopping and service needs of nearby residential and, to a lesser extent, passing motorists*, (4.3.8.1) Staff are supportive of this change and recognize that the increased amount of commercial floor area results in a more tangible commercial component and better supports the intended commercial function for this site. Staff are now supportive of the request to permit a special area policy to permit the requested high-rise mixed use apartment building as the intent of the Specific Area policies have been met. The primary function is more conducive to the provision of commercial uses with the “integration” of residential and is consistent with the planned function of a commercial node.

The London Plan

The Shopping Area Place Type policies permit a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses. Mixed-use buildings will be encouraged. (877_1 & 877_2) While recognizing that other place types also support varying amounts of retail, office and service, uses, the role of Shopping Areas within the City Structure is to evolve as the primary Place Type that will allow for commercial uses. (873)

Similar to the policies of the 1989 Official Plan, The London Plan contemplates and encourages mixed-use development within the Shopping Area Place Type. The proposal to double the commercial complement of this development is a better fit with the policies that speak to the primacy of commercial uses with the supplemental inclusion of complementary non-commercial uses. Therefore, the revised application is consistent with the intent of the Shopping Area Place Type policies.

Bonusing

The revised proposed development seeks an increase in density and height, along with other special regulations through Bonus Zoning in exchange for public benefits. Specific

Area Policies for density in the Official Plan and height in the London Plan are required in conjunction with this Bonus Zoning. The 1989 Official Plan policies permit Bonus Zoning as a means to achieve public benefits that cannot be achieved through the normal development process in return for permitting increased building height and/or density. The Planning Act currently allows municipalities to permit the increase in height and density where a City has included bonusing provisions in their Official Plan. In return, the “facilities, services, and matters” offered as a public benefit are to be set out in the Zoning By-law. Furthermore, The London Plan identifies that building heights and densities may be increased through Bonus Zoning to support the provision of affordable housing (521).

The provision affordable housing units(outlined below) within the development and application of common open space, underground parking, enhanced landscaping, innovative/sensitive design, universal accessibility, exceptional site and building design, sustainable development, contribution to transit facilities, large quantities of secure bicycle parking and extraordinary tree planting through a subsequent site plan application will provide a commensurate public benefit for the additional density, and meets the criteria for Bonus Zoning in the Official Plan. These features are outlined in detail in the Staff recommendation.

The application of a bonus zone requires that the potential impacts of intensification be considered through a planning impact analysis as described in Section 3.3.3 and 3.7.3 of the Official Plan. It is the opinion of staff the revised proposed development demonstrates it is compatible in scale and intensity including building orientation, setbacks, transition of height variation from the street, a podium style development and pedestrian orientation to the streetscape.

The proposed development also conforms to The London Plan requirement for a specific area policy (policy 1730_). The proposal meets other policies of The London Plan, including Key Directions for growth, Intensification, Urban Regeneration, Affordable Housing, and City Design policies. The proposal is a unique opportunity to address a public interest, facilitating a development for rental housing and affordable housing stock needs. The proposal is compatible with the existing area and provides a transition in height to complement the street edge. Setbacks recommended through the Bonus Zone provide mitigation of new development to adjacent properties.

Intensity and form of development are addressed through regulations in the Bonus Zone, including setback, parking, layout, access points, barrier-free development, and a pedestrian oriented scale and orientation on the Wonderland Road North frontage. The intensification through the Bonus Zone is appropriate and is in return for many great elements and provision of affordable housing units, consistent with the facilities, services, and matters of public benefit in section 19.4.4 of the Official Plan.

In order to implement the identified items for bonus zoning, policy 19.4.4.iv) of the Official Plan states:

“As a condition to the application of bonus zoning provisions to a proposed development, the owner of the subject land will be required to enter into an agreement with the City, to be registered against the title to the land. The agreement will deal with the facilities, services, or matters that are to be provided, the timing of their provision, and the height or density bonus to be given.”

Bonus Zoning is implemented through one or more agreements with the City that are registered on title to the lands. The agreements secure public benefit and elements of the development that merit the additional density. Through the site plan approval process, the proposed development will be reviewed to ensure that all facilities, services, and matters that have warranted bonus zoning have been incorporated into the agreements. Building and site features are highlighted in the recommendation and the amending by-law attached as Schedule “1” to Appendix D of this report.

Affordable Housing

The “Our Strategy” part of The London Plan establishes directions that serve as the foundation for the policies and place types of the Plan. One of the strategies is affordable housing to which the policies encourage investment in, and promotion of, affordable housing to revitalize neighbourhoods and ensure housing for all Londoners (s.55_, direction 1.13).

Further, the housing policies of the Plan identify affordability targets, stating that planning activities will provide for a mixture of dwelling types and integrated mixtures of housing affordability. In pursuit of this goal, the policies of the Plan identify bonusing as a planning tool in support of the provision of affordable rental housing in planning and development proposals.

Recently, the applicant, staff and the Housing Development Corporation have met to discuss options for affordable housing for this site. Through these discussions, bonusing for affordable housing was agreed upon and a recommendation from HDC has been provided as follows:

RECOMMENDATION:

It is the recommendation of HDC that the following elements constitute the affordable housing bonus zone:

- 1. A total of twelve (12) one-bedroom units, including a maximum of two (2) accessible one-bedroom units, be considered for dedication to affordable rental housing. “Affordability” for the purpose of an agreement shall be defined as rent not exceeding 85% of the CMHC Average Market Rent (AMR) for a one-bedroom as defined at the time of occupancy, and where:
 - i. the identified units may be constructed to a more modest level but within the Affordable Housing Size and Attribute Guidelines of HDC (Attachment 1); and*
 - ii. Rents for the affordable rental housing units shall only be increased to the allowable maximum, once per 12-month period in accordance with the Residential Tenancy Act or any successor legislation but not to exceed 85% of the CMHC AMR.**
- 2. The duration of the affordability period shall be set at 50 years from initial occupancy of all twelve (12) affordable rental housing units. Sitting tenants residing in the affordable rental housing units at the conclusion of the agreement shall retain security of tenure until the end of their tenancy. These rights shall not be assigned or sublet.*
 - 3. The Proponent be requested to further consider a Tenant Placement Agreement (TPA) with the City to align the bonus units with priority populations. The property owner/manager retains tenant selection subject to any eligibility and compliance requirements related to the associated agreement parameters.*
 - 4. Subject to Council approval, these conditions be secured through an agreement, ensuring the retained value of the affordable rental housing Bonus Zone for the 50-year affordability period.*

The recommended amendments are consistent with the City’s Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock. The Housing Stability Action Plan identifies that more than 300 affordable housing units need to be developed each year across the city to meet current and future needs for affordable housing.

In addition to the other elements of the Bonus Zoning, along with the increase in commercial floor area, staff are recommending approval of the proposed revised development.

5.0 Conclusion

The recommended amendments conform to the City of London Official Plan policies and Shopping Area Place Type policies of The London Plan. The proposal facilitates the development of an undeveloped lot and encourages an appropriate form of development. The bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard. The revised development proposal to increase the commercial floor area and incorporate affordable housing is an appropriate land use, intensity, and form, which represents compatibility and fit within its context. For those reasons this proposal represents good planning.

Prepared by:	Alanna Riley, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

November 23, 2020

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

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Appendix A Official Plan Amendment – Policies for Specific Areas

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1284-
A by-law to amend the Official Plan for
the City of London, 1989 relating to
1761 Wonderland Road North.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on December 8, 2020

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 8, 2020
Second Reading – December 8, 2020
Third Reading – December 8, 2020

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit a mixed-use commercial/residential apartment building within the Neighbourhood Commercial Node designation having a maximum residential density of 226 units/ha.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1761 Wonderland Road North in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with Policies for Specific Areas of the Official Plan. The recommendation provides for the comprehensive development of the subject site resulting in an appropriate and compatible use and form of development.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

1761 Wonderland Road North

In the Neighbourhood Commercial Node designation at 1761 Wonderland Road North a mixed-use commercial/residential apartment building is permitted having a maximum residential density of 226 uph implemented by way of a Bonus Zone

Appendix B London Plan Amendment – Policies for Specific Areas

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1284-
A by-law to amend the London Plan for
the City of London, 2016 relating to
1761 Wonderland Road North.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on December 8, 2020

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 8, 2020
Second Reading – December 8, 2020
Third Reading – December 8, 2020

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy to the Specific Policies for the Shopping Area Place Type and add the subject lands to May 7 – Specific Policy Areas – of The London Plan to permit a mixed-use commercial/residential apartment building within the Shopping Area Place Type having a maximum height of 17-storeys (63 metres).

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1761 Wonderland Road North in the City of London.

C. BASIS OF THE AMENDMENT

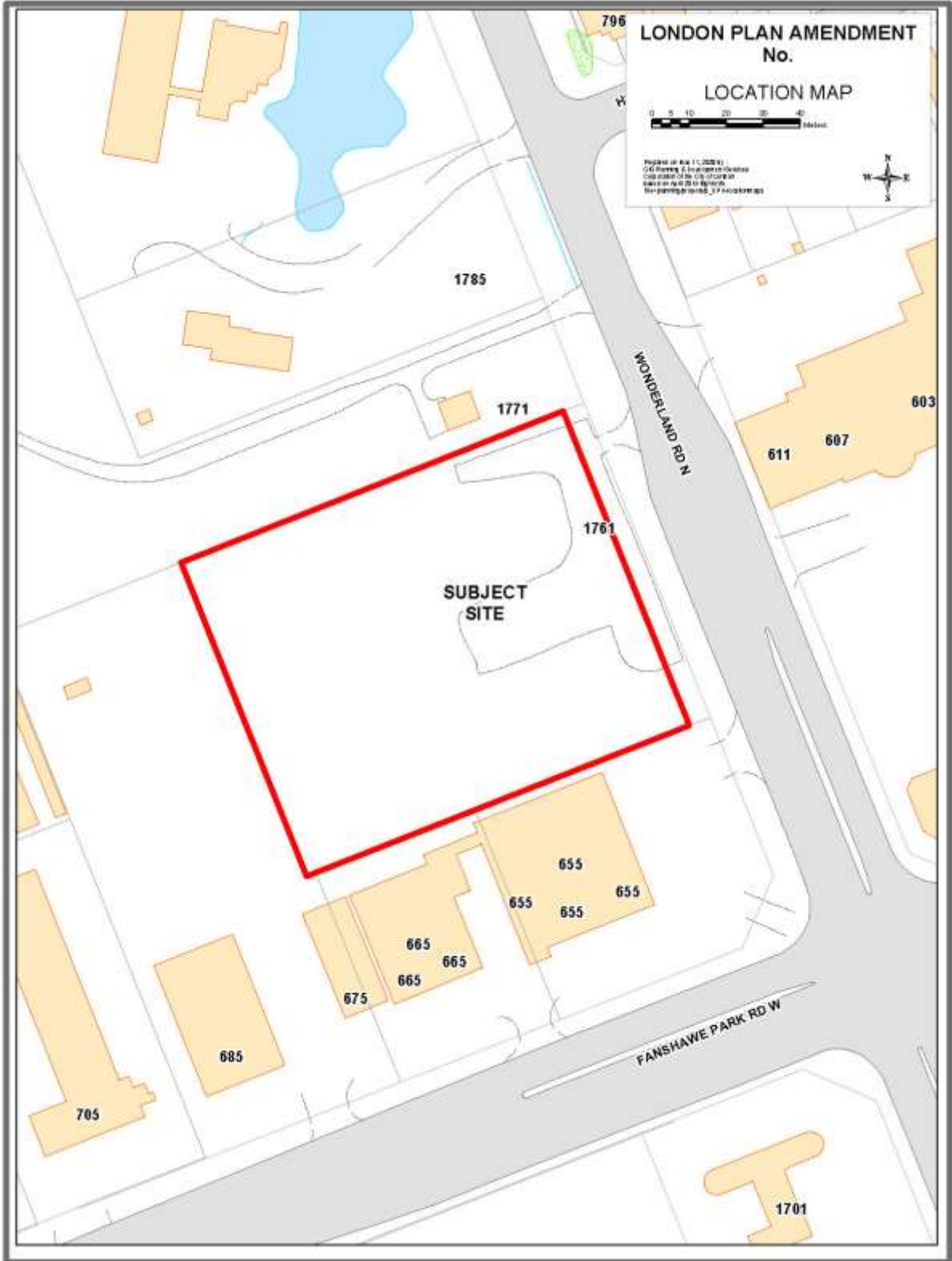
The recommended amendment is consistent with the Provincial Policy Statement 2020, conforms to the City of London 1989 Official Plan, and conforms to The London Plan, including affordable housing, city design and specific area policies. The recommendation provides for the comprehensive development of the subject site resulting in an appropriate and compatible use and form of development.

D. THE AMENDMENT

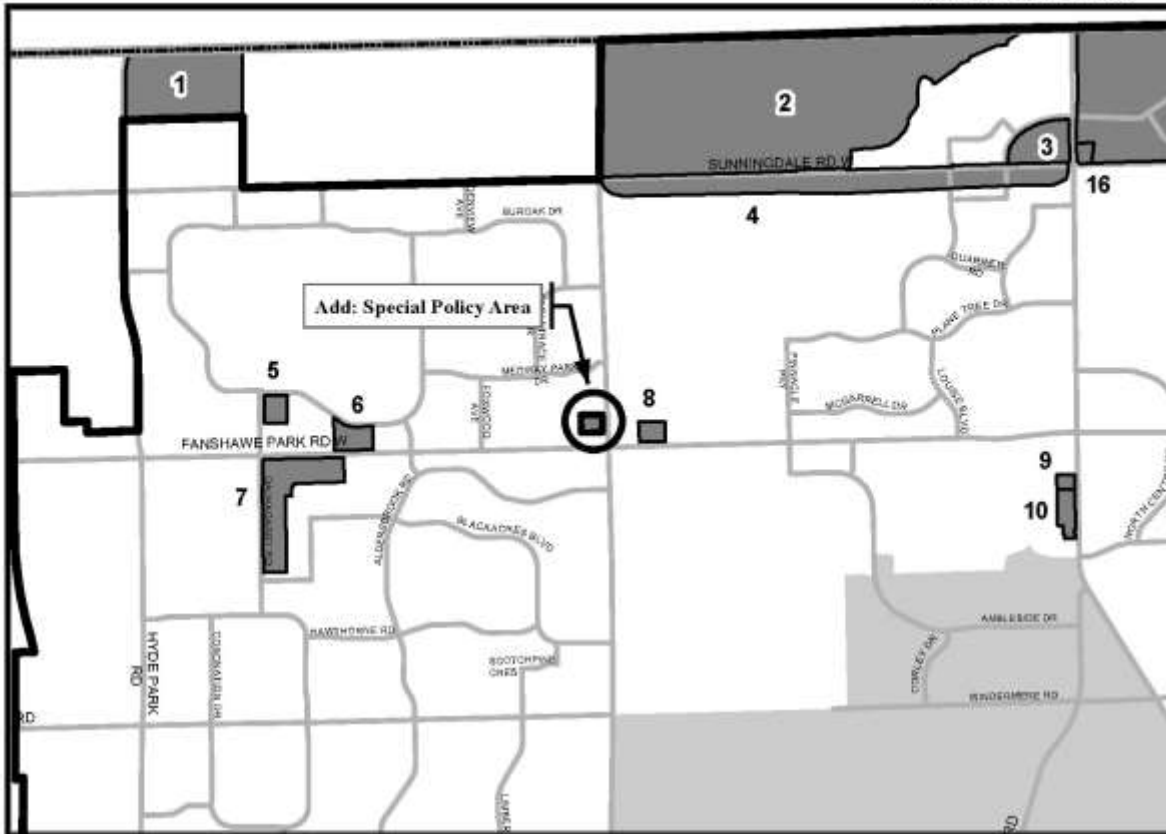
The London Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Shopping Area Place Type of The London Plan for the City of London is amended by adding the following:

() In the Shopping Area Place Type at 1761 Wonderland Road North, a mixed-use commercial/residential apartment building up to 17-storeys may be permitted and implemented by way of a bonus zone.
2. Map – 7 Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a specific policy area for the lands located at 1761 Wonderland Road North in the City of London, as indicated on “Schedule 1” attached hereto.



AMENDMENT NO: _____



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

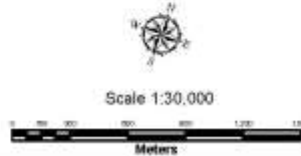
BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 1
 TO
 THE LONDON PLAN**
 AMENDMENT NO. _____

PREPARED BY: Planning Services



FILE NUMBER: OZ-9178
PLANNER: AR
TECHNICIAN: RC
DATE: 11/18/2020

Appendix C Zoning By-law Amendments

Bill No. (number to be inserted by Clerk's Office)
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 1761
Wonderland Road North

WHEREAS 1830145 Ontario Limited applied to rezone an area of land located at 1761 Wonderland Road North, 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 1761 Wonderland Road North as shown on the attached map comprising part of Key Map No. A.101, from a holding Neighbourhood Shopping Area Special Provision (h-17•h-103•NSA5(5)) Zone to a holding Neighbourhood Shopping Area Special Provision Bonus (h-17•h-103•NSA5(5)/NSA3*B()) Zone;
- 2) Section Number 4.3 of the General Provision in Zoning By-law Z.-1 is amended by adding the following new Bonus Zone:

4.3) B() 1761 Wonderland Road North

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality mixed-use commercial/residential apartment building with a maximum density of 226 units per hectare and a maximum height of 63 metres (17-storeys) which substantially implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

(a) Provision of Affordable Housing including:

A total of twelve (12) one-bedroom units, including a maximum of two (2) accessible one-bedroom units, established by agreement not exceeding 85% of the CMHC Average Market Rent (AMR) for a duration for affordability set at 50 years from initial occupancy.

(b) A high quality development which substantially implements the site plan and elevations as attached in Schedule "1" to the amending by-law:

Building Design

- i) High quality architectural design (building/landscaping) including a common design theme for residential and commercial elements; and provision of structure parking facilities and screening for surface parking areas.

Underground Parking

- i) Underground Parking Structure parking provided to reduce surface

parking areas (a minimum 189 subsurface spaces provided).

Outdoor Amenity and Landscaping

- i) Common outdoor amenity area to be provided in the northeast quadrant of the site; and rooftop terraces above the 4th, 16th and 17th floors.
- ii) Landscape enhancements beyond City design standards, including theme lighting and public seating at strategic locations.
- iii) Large caliper boulevard trees planted with a minimum 100mm caliper and a minimum distance of 10m between tree planting for the extent of the Wonderland Road North frontage.
- iv) Landscape plans for common outdoor amenity areas to incorporate hard landscape elements and drought resistant landscaping to reduce water consumption.

Sustainability

- i) Four electric vehicle charging stations within the publically accessible surface parking area, as well as 16 charging stations within the parking garage.
- ii) Dedicated areas for bicycle parking along the Wonderland Road North frontage (with convenient access to building entrances). Secure bicycle storage within the structured parking facility. Walkway connections from the tower podium and surface parking filed to provide connectivity to Wonderland Road North bike lanes.

(c) Public Transit

- i) The financial contribution of funding towards construction of transit shelters in close proximity to Wonderland Road North/Fanshawe Park Road West intersection in the amount of \$10,000 to promote bus ridership.

3) 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) | 226 uph |
| ii) | Height
(maximum) | 63 metres |
| iii) | Off Street Parking
(minimum) | 322 spaces |
| iv) | Non-residential space
within an apartment building
on the first and second floor
(maximum) | 1,200 m ² |
| v) | Gross floor area
individual permitted
non-residential use
(maximum) | 600m ² |
| vi) | <i>Notwithstanding the compound zoning permissions of Section 3.9.1) of the Zoning By-law this zone variation is excluded</i> | |
| vii) | Additional Permitted Use: | Pharmacy |

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.

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 December 8, 2020.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – December 8, 2020.
Second Reading – December 8, 2020.
Third Reading – December 8, 2020.

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



File Number: OZ-9178
Planner: SM
Date Prepared: 2020/11/11
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

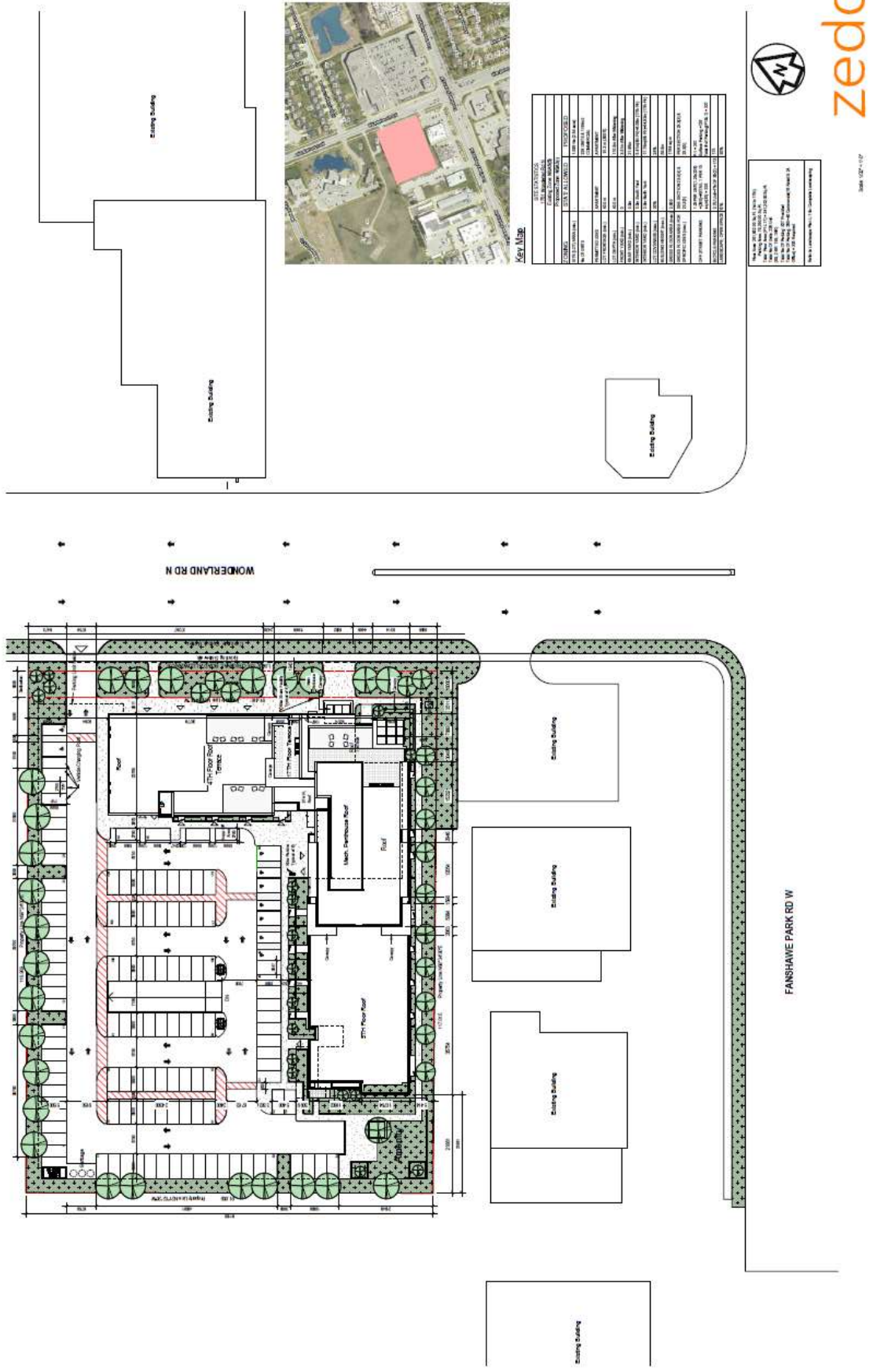
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0 10 20 40 60 80 Meters



Schedule "1"

Site Plan

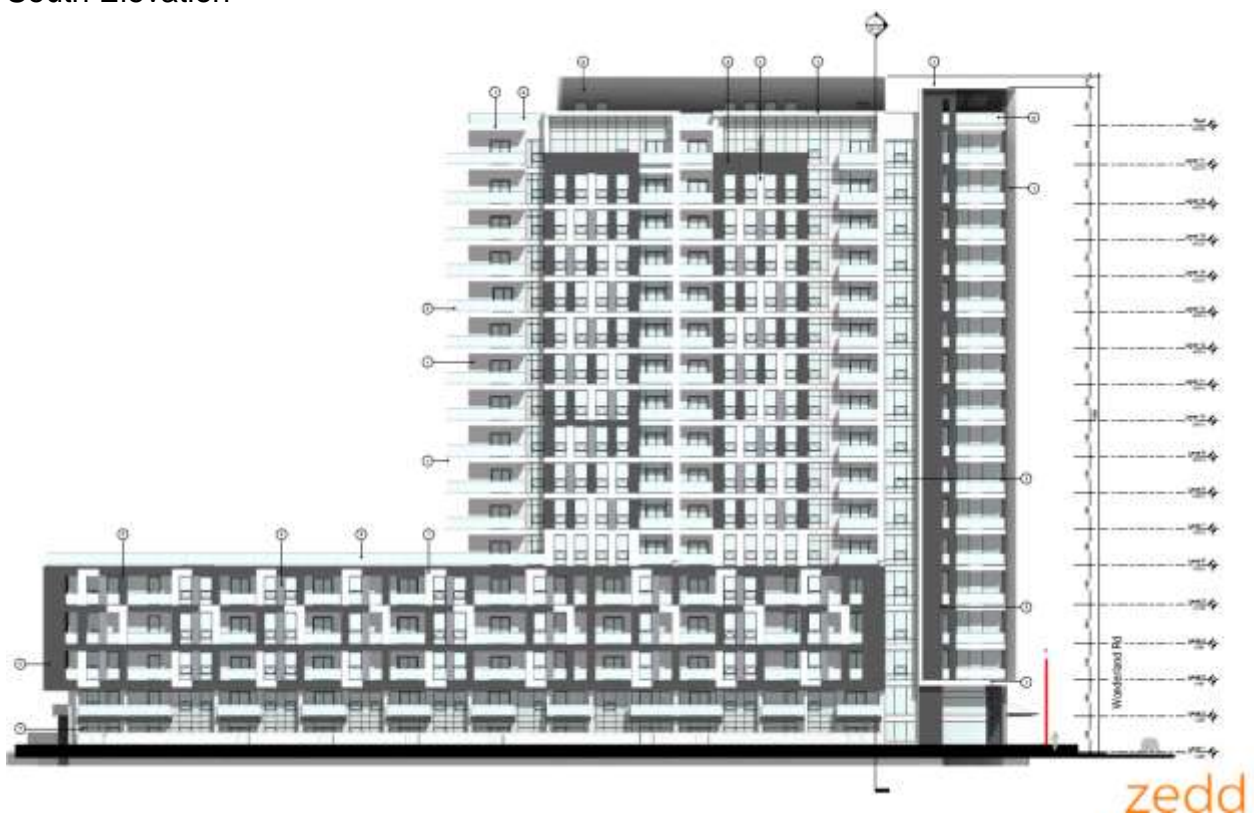


3884 OZ-9178
 08/15/17

East Elevation



South Elevation



West Elevation



North Elevation



Southeastern View



zedd

East View



zedd

North View



zedd

Southeastern Corner View



zedd