

Bill No. 15  
2021

By-law No. Z.-1-21\_\_\_\_\_

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 ( ) 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:

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 4<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> 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.
- (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<sup>2</sup>
- v) Gross floor area individual permitted non-residential use (maximum) 600m<sup>2</sup>
- vi) *Notwithstanding the compound zoning permissions of Section 3.9.1) of the Zoning By-law this zone variation is excluded*
- vii) Additional Permitted Use: Pharmacy

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.

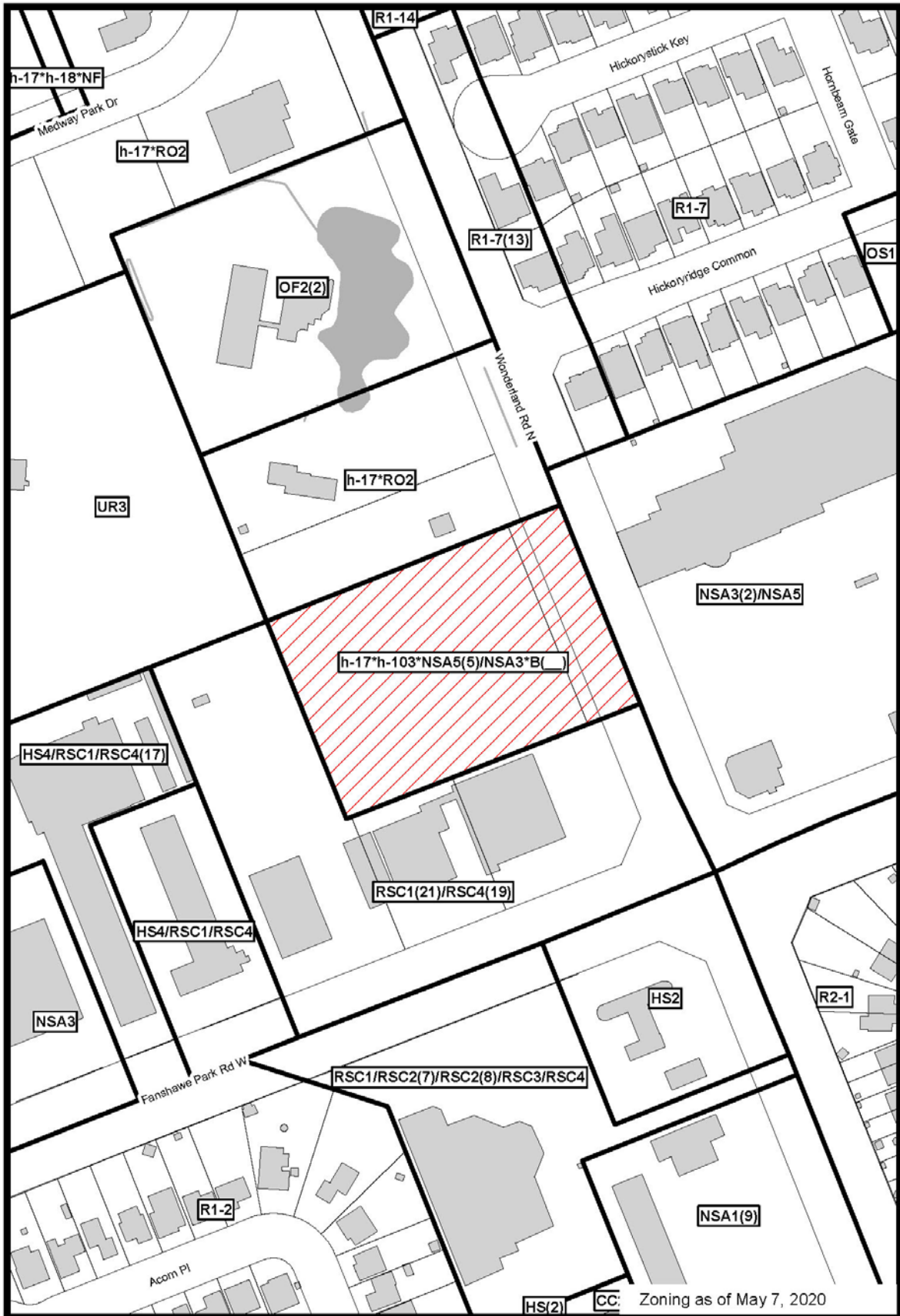
PASSED in Open Council on December 8, 2020.

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 

1:2,000

