

Bill No. 161
2021

By-law No. Z.-1-21 _____

A by-law to amend By-law No. Z.-1 to rezone
lands located at 3080 Bostwick Road.

WHEREAS 731675 Ontario Limited (York Developments Inc.) has applied to rezone lands located at 3080 Bostwick 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 3080 Bostwick Road, as shown on the attached map, FROM an Urban Reserve UR4 Zone and an Environmental Review ER Zone TO a Holding Residential R9 Bonus (h•h-100•h-221•h-222•R9-7•B-()•H45) Zone; a Holding Residential R9 Bonus (h•h-100•h-221•h-222•R9-7•B-()•H45) Zone; an Open Space OS2 Zone; an Open Space OS4 Zone; and an Urban Reserve UR Special Provision (UR4()) Zone.

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

B() 3080 Bostwick Road (Site 2)

The Bonus Zone applying to Block 2 in the proposed plan of subdivision shall be enabled through one or more agreements to facilitate the development of a 189 unit residential apartment building with a maximum height of 18 storeys, and sixteen (16) stacked townhouse dwelling units with a maximum height of 15.0 metres, and a maximum overall density of 205 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 through the site plan approval process, in return for the following facilities, services and matters:

- i) High quality architectural design (building/landscaping) including a common design theme applied to street boulevards. Design elements are to have regard for the Urban Design Guidelines prepared for 3080 Bostwick Road;
- ii) Underground parking to reduce surface parking requirements. Surface parking spaces are to be largely dedicated for visitor parking;
- iii) Large caliper boulevard tree planting with a minimum 100 mm caliper and a minimum distance of 10 m between tree planting for the extent of the site frontage for Bostwick Road and both sides of Street A as early as site construction allows;
- iv) Construction of one accessible electric vehicle charging station located on the Bostwick Community Centre lands or in a publicly accessible location of Block 2;
- v) Construction of one transit shelter along the Bostwick Road frontage, or the commensurate financial equivalent for the feature;

- vi) Construction of ten (10) publicly accessible bicycle share facilities/spaces.

The following special regulations apply within the bonus zone:

- a) Regulations:
 - i) Density (Maximum): 205 units per hectare
 - ii) Height (Maximum):
 - Apartment Building 75.0 metres (18 storeys)
 - Stacked Townhouses 15.0 metres
 - iii) Front Yard Depth (Minimum) 5.5 metres
 - iv) Exterior Side Yard Depth (Minimum): 1.0 metre
 - v) Rear Yard Depth (Minimum): 22.0 metres

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

B() 3080 Bostwick Road (Site 6)

The Bonus Zone applying to Block 6 in the proposed plan of subdivision shall be enabled through one or more agreements to facilitate the development of two (2) residential apartment buildings having a total of 387 dwelling units, with a maximum height of 17 storeys, and a maximum density of 320 units per hectare, which generally implements in principle the site concept and elevation plans attached as Schedule "2" to the amending by-law, with further refinements to occur through the site plan approval process, in return for the following facilities, services and matters:

- 1) Provision of Affordable Housing
 - i) The affordable housing shall consist of a total of thirty (30) rental apartment dwelling units, which shall include nineteen (19) one-bedroom units and eleven (11) two-bedroom units;
 - ii) Rents shall be set at 85% of the CMHC Average Market Rent (AMR) for the London CMA at the time of occupancy;
 - iii) The period of affordability will be identified as being thirty (30) years from the point of initial occupancy;
 - iv) The Proponent shall enter into a Tenant Placement Agreement (TPA) with the City of London to align the nineteen (19) one-bedroom units and eleven (11) two-bedroom units with priority populations.
 - v) These conditions shall be secured through an agreement registered on title with associated compliance requirements and remedies

- 2) High quality architectural design (building/landscaping) including a common design theme applied to street boulevards. Design elements are to have regard for the Urban Design Guidelines prepared for 3080 Bostwick Road. Underground parking to reduce surface parking requirements.

The following special regulations apply within the bonus zone:

- a) Regulations:
 - i) Density (Maximum): 320 units per hectare
 - ii) Height (Maximum): 75.0 metres (17 storeys)
 - iii) Front Yard Depth (Minimum): 3.0 metres
 - iv) Interior Side Yard Depth (Minimum): 6.0 metre
 - v) Rear Yard Depth (Minimum): 7.5 metres

- 4) Section Number 49.3 of the Urban Reserve UR Zone is amended by adding the following special provision:

UR4(_)

- a) Regulations:
 - i) Lot Area (Minimum): 2.0 hectares

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.

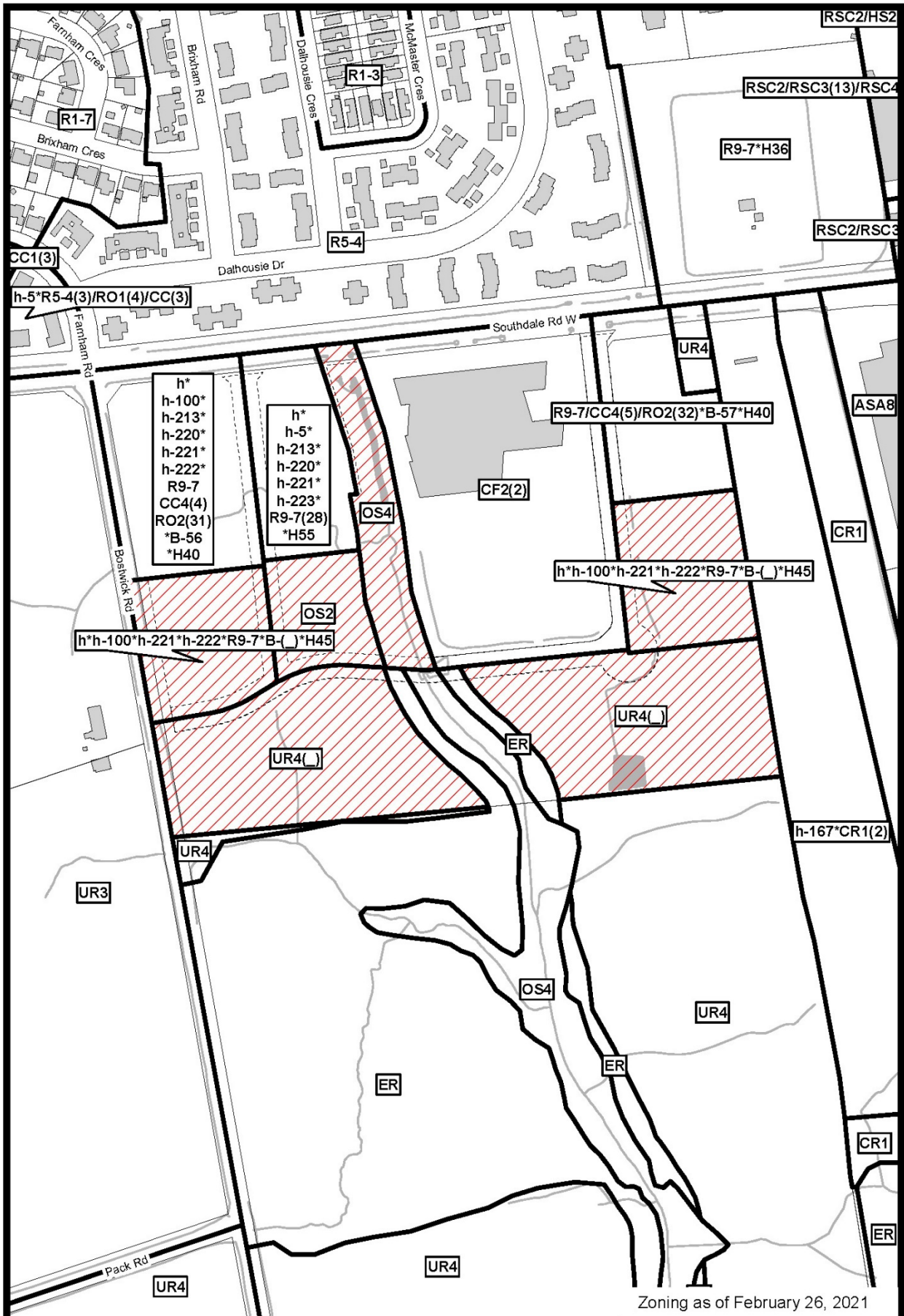
PASSED in Open Council on April 13, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – April 13, 2021
Second Reading – April 13, 2021
Third Reading – April 13, 2021

Schedule "A"



Zoning as of February 26, 2021

File Number: Z-8931

Planner: LM

Date Prepared: 2021/03/08

Technician: RC

By-Law No: Z.-1-

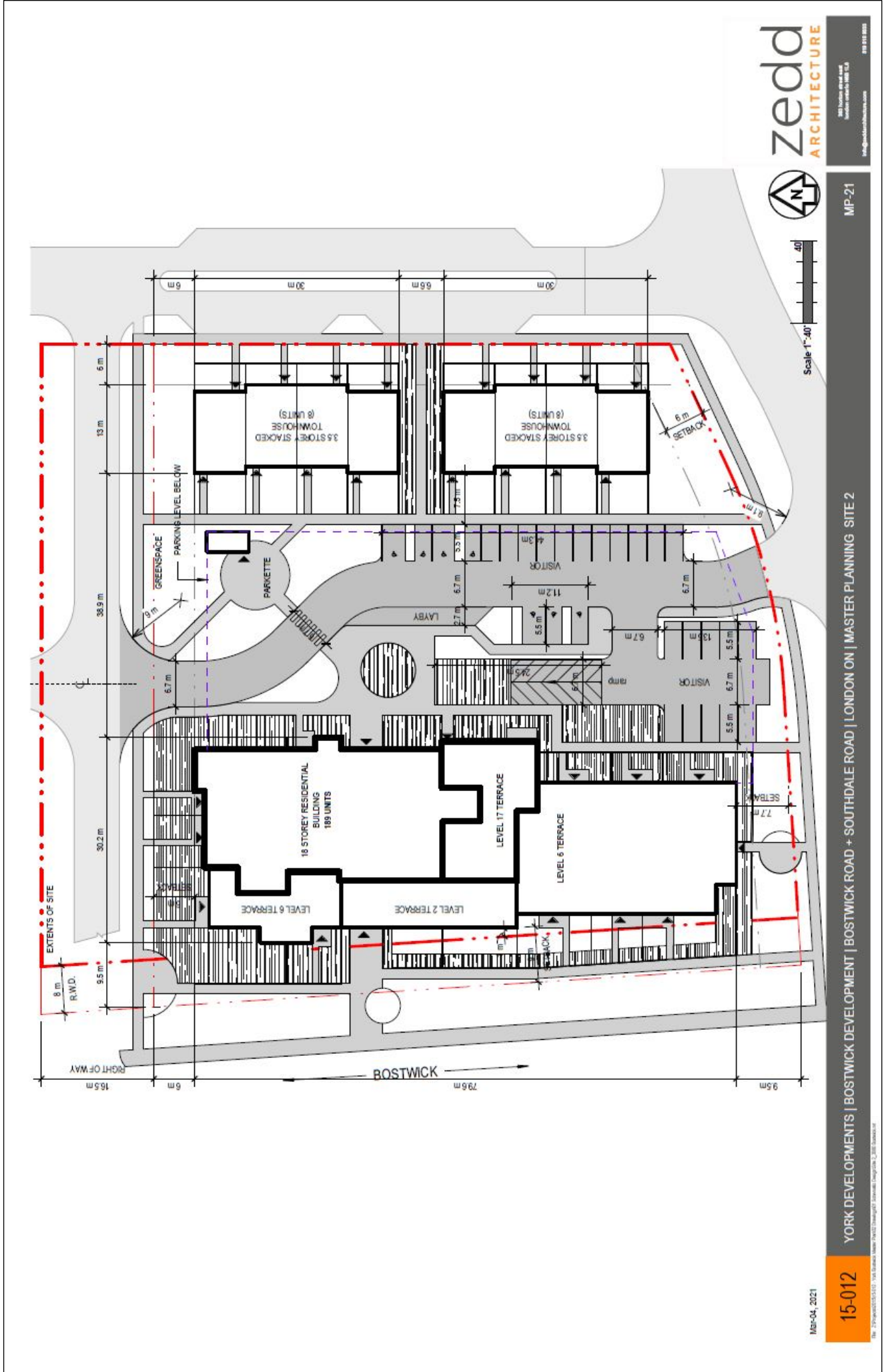
SUBJECT SITE 

1:4,000

0 20 40 80 120 160 Meters



Schedule "1"



zredd
ARCHITECTURE



Scale 1"=40'

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LONDON ONTARIO M6H 1L4
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416 418 8833

MP-21

YORK DEVELOPMENTS | BOSTWICK DEVELOPMENT | BOSTWICK ROAD + SOUTHDALE ROAD | LONDON ON | MASTER PLANNING SITE 2

MP-04, 2021

15-012

File: 17746422151212 - 15-012 Bostwick Master Plan Design 02 - Revised Design 02 - 2021 - 01.dwg



Scale : 1/16" =

15-012

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627 Matland Street
London Ontario

Site 2 - West Elevation

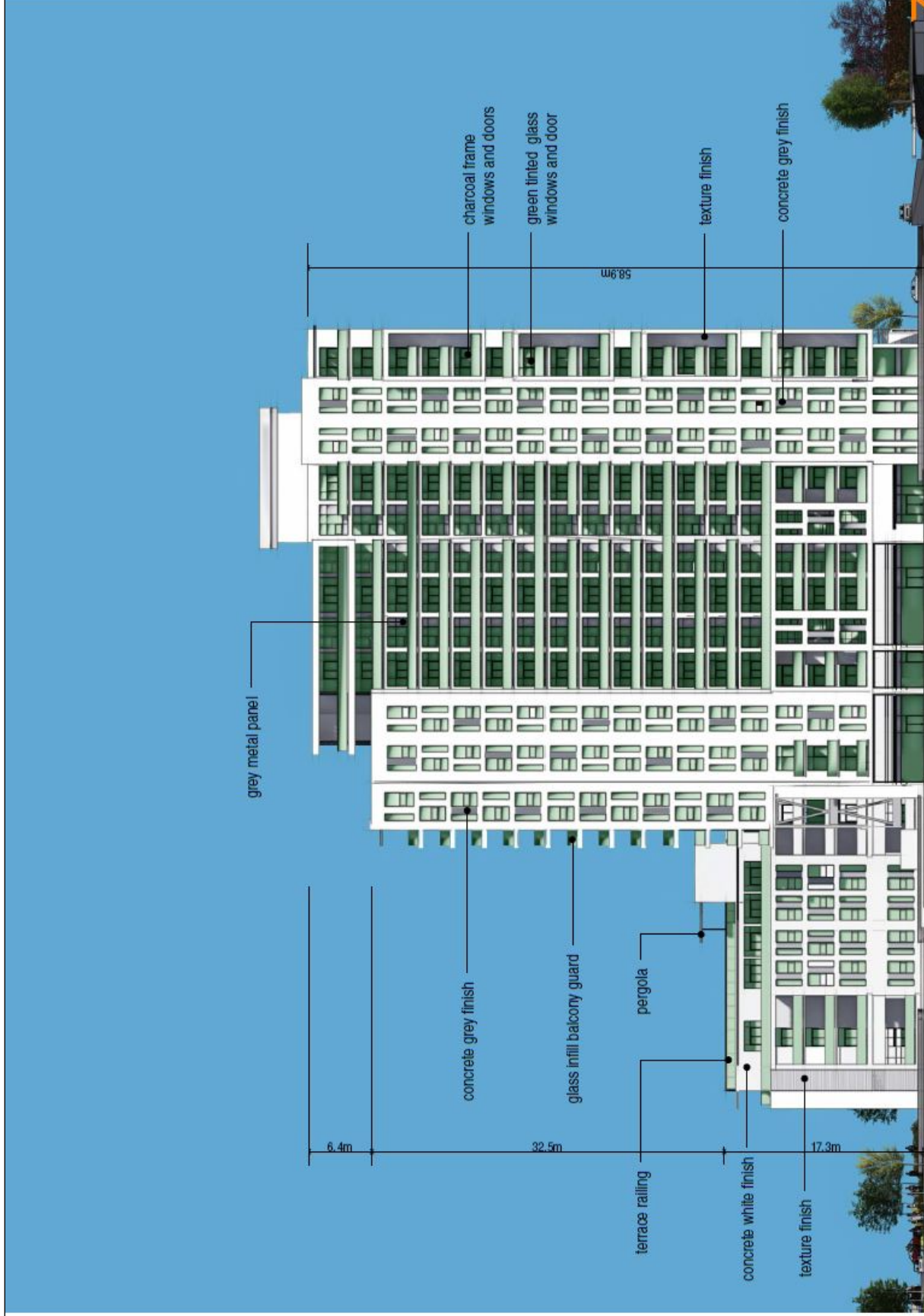
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MP-70

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Scale : 1/16" = 1'

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Site 2 - East Elevation

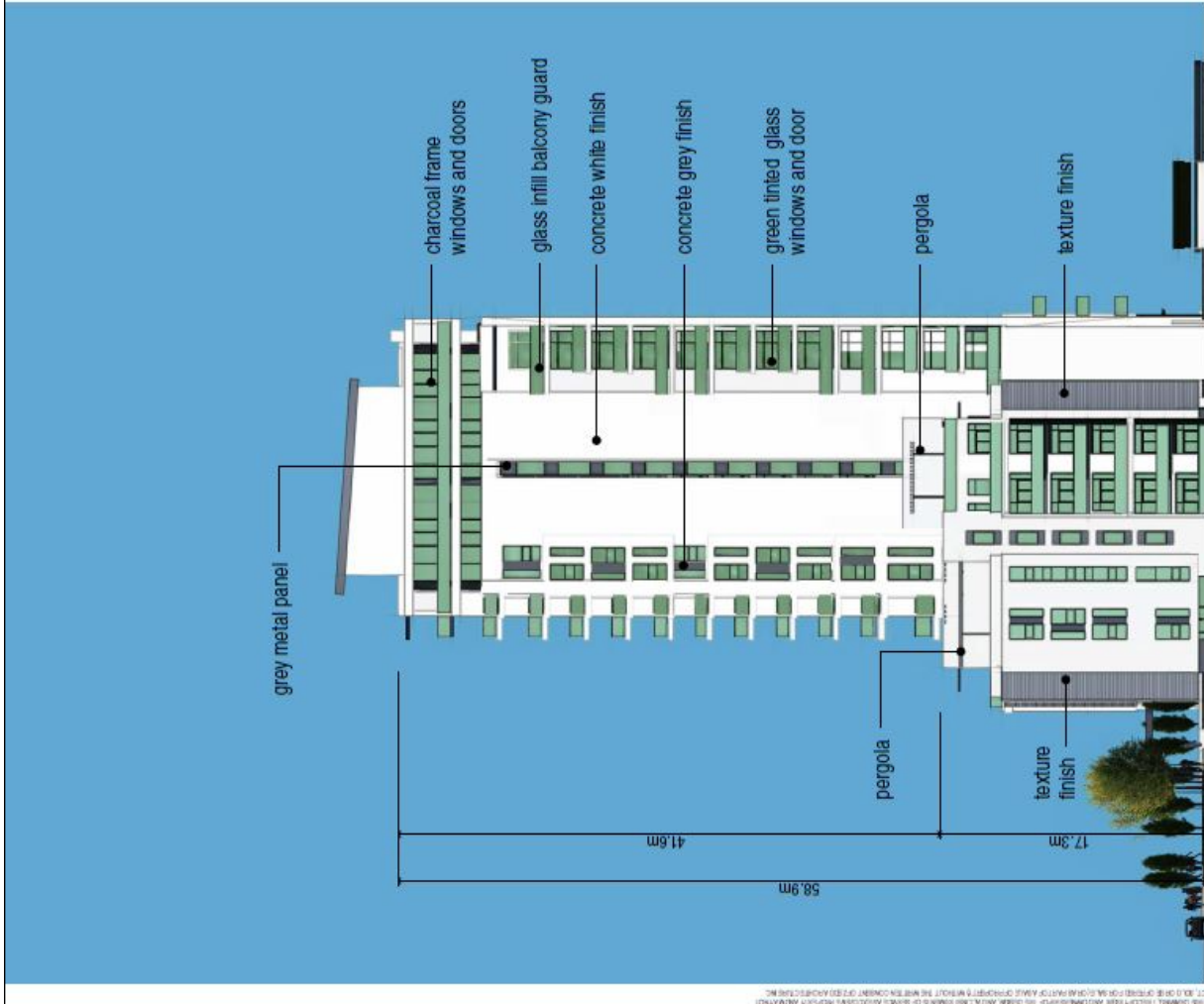
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grey metal panel

charcoal frame windows and doors

glass infill balcony guard

concrete white finish

concrete grey finish

green tinted glass windows and door

pergola

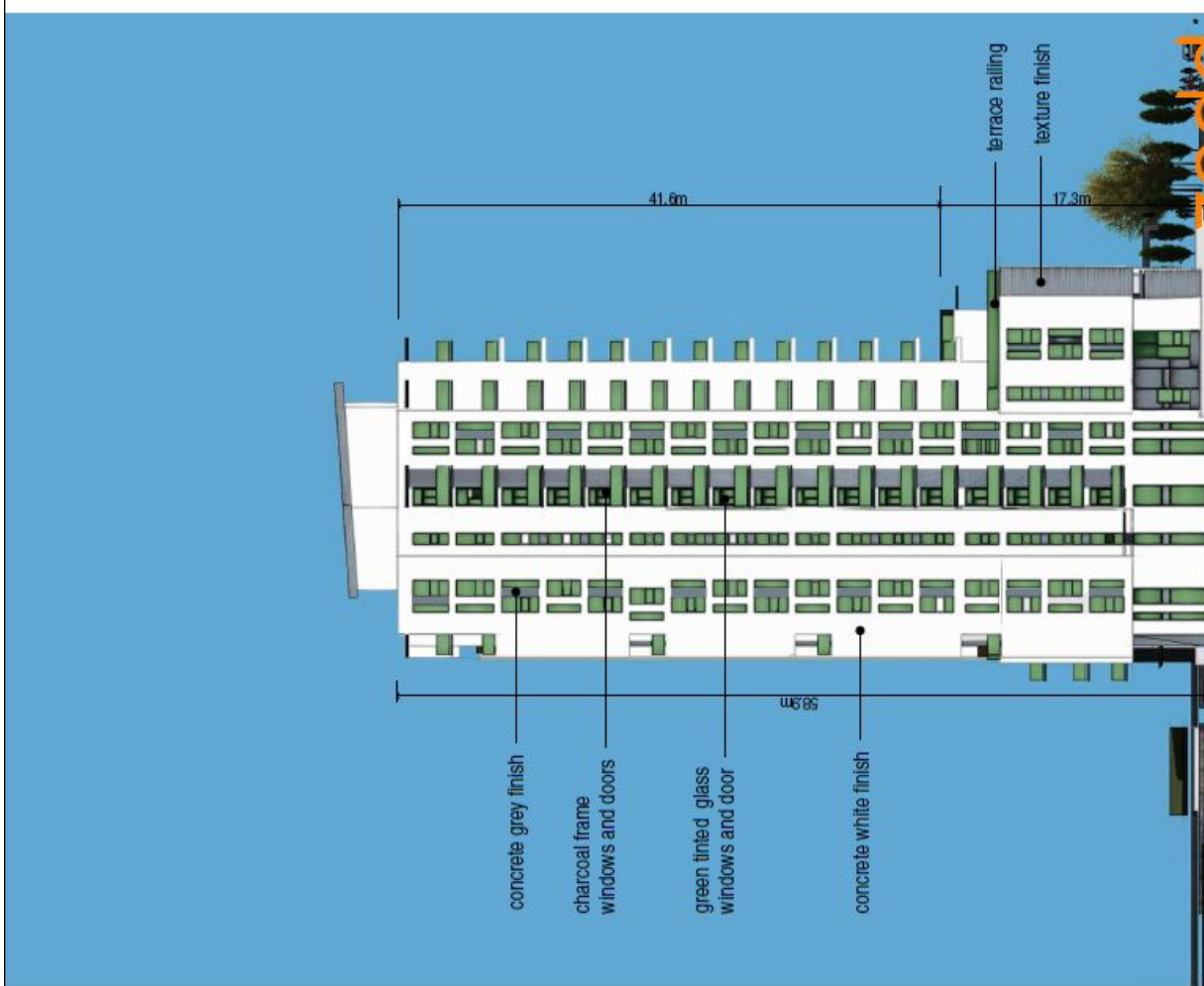
texture finish

58.9m

41.6m

17.3m

South elevation
Scale: 1/16" = 1'-0"



concrete grey finish

charcoal frame windows and doors

green tinted glass windows and door

concrete white finish

terrace railing

texture finish

41.6m

17.3m

North elevation





Scale : 1/16" = 1'-0"

west elevation

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Site 6 - Building 1 - North Elevation

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Site 6 - Building 1 - South Elevation

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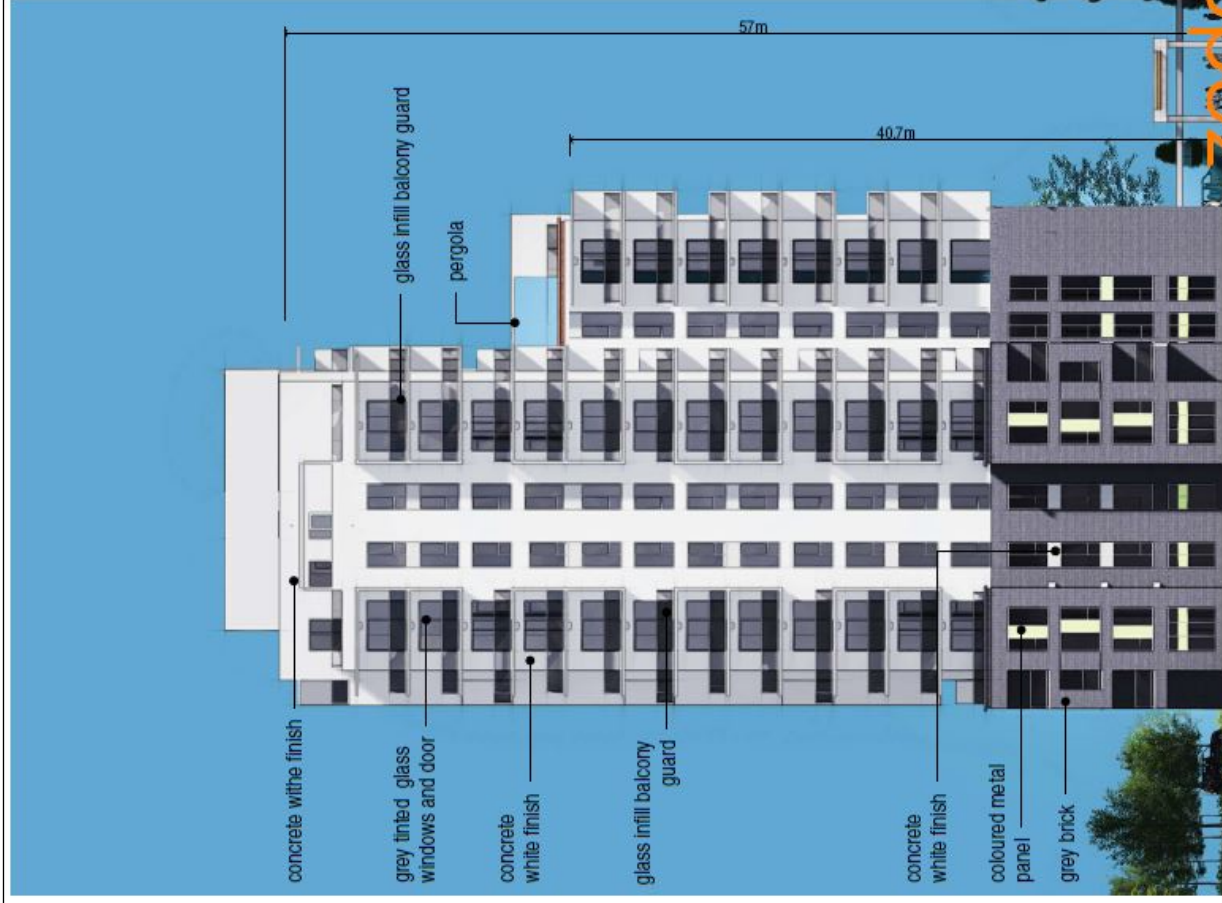
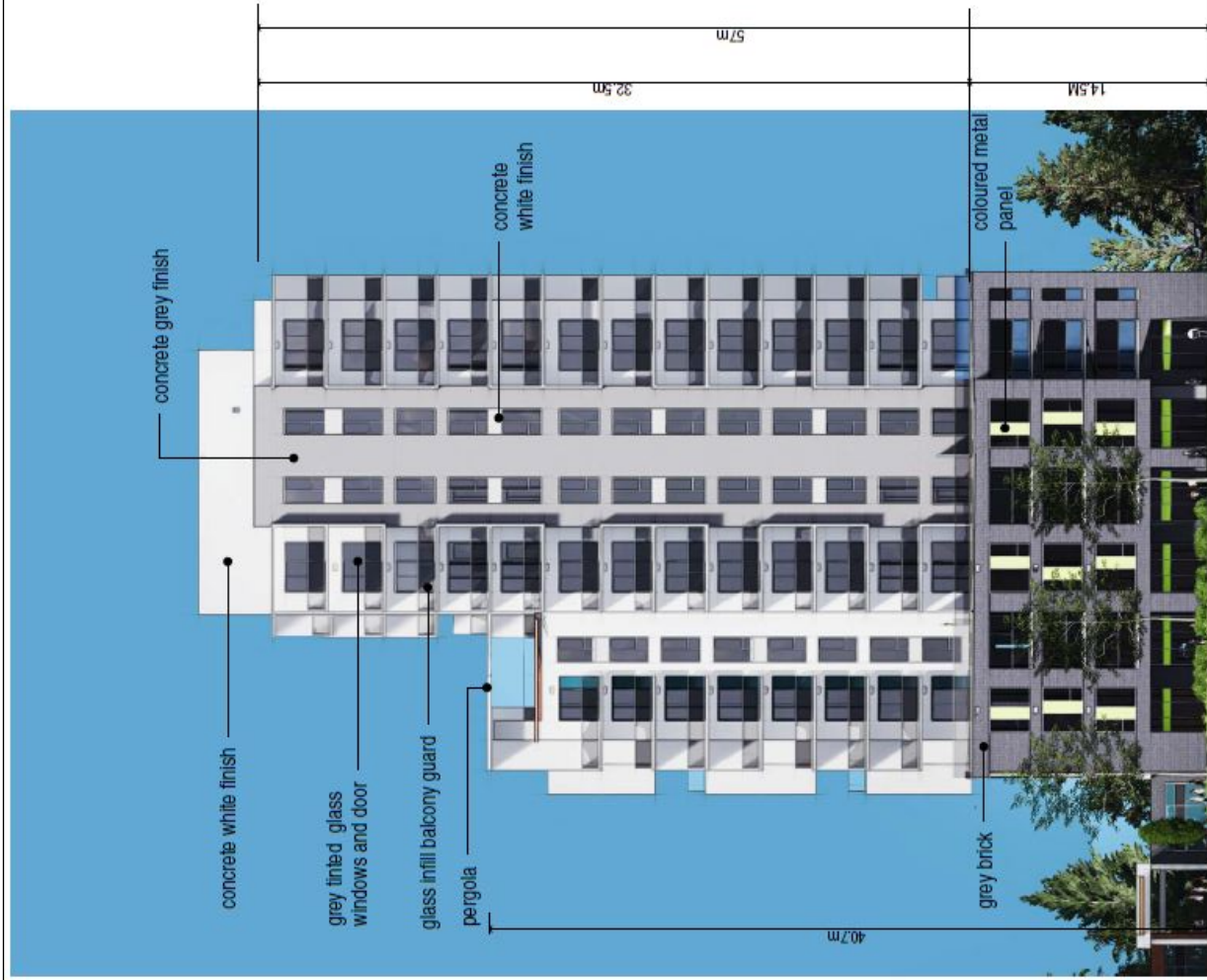
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Scale : 1/16" = 1'-0"

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2022-08-01 10:02 AM
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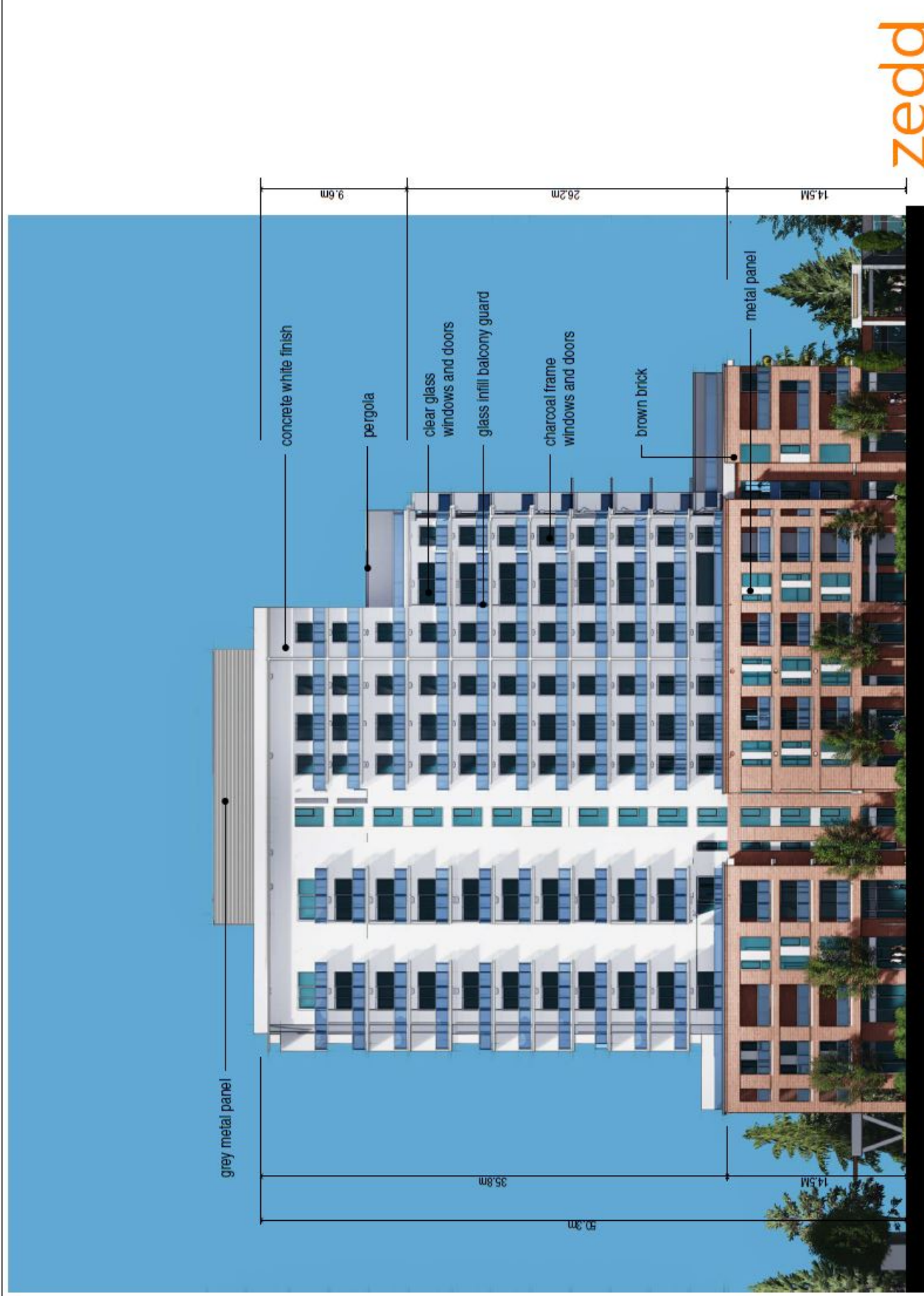


Scale: 1:1000

East elevation

Scale: 1:1000

West elevation



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Site 6 - Building 2 - West Elevation

627 Matland Street
London Ontario

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Scale : 1/16" = 1'-0"

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Site 6 - Building 2 - East Elevation

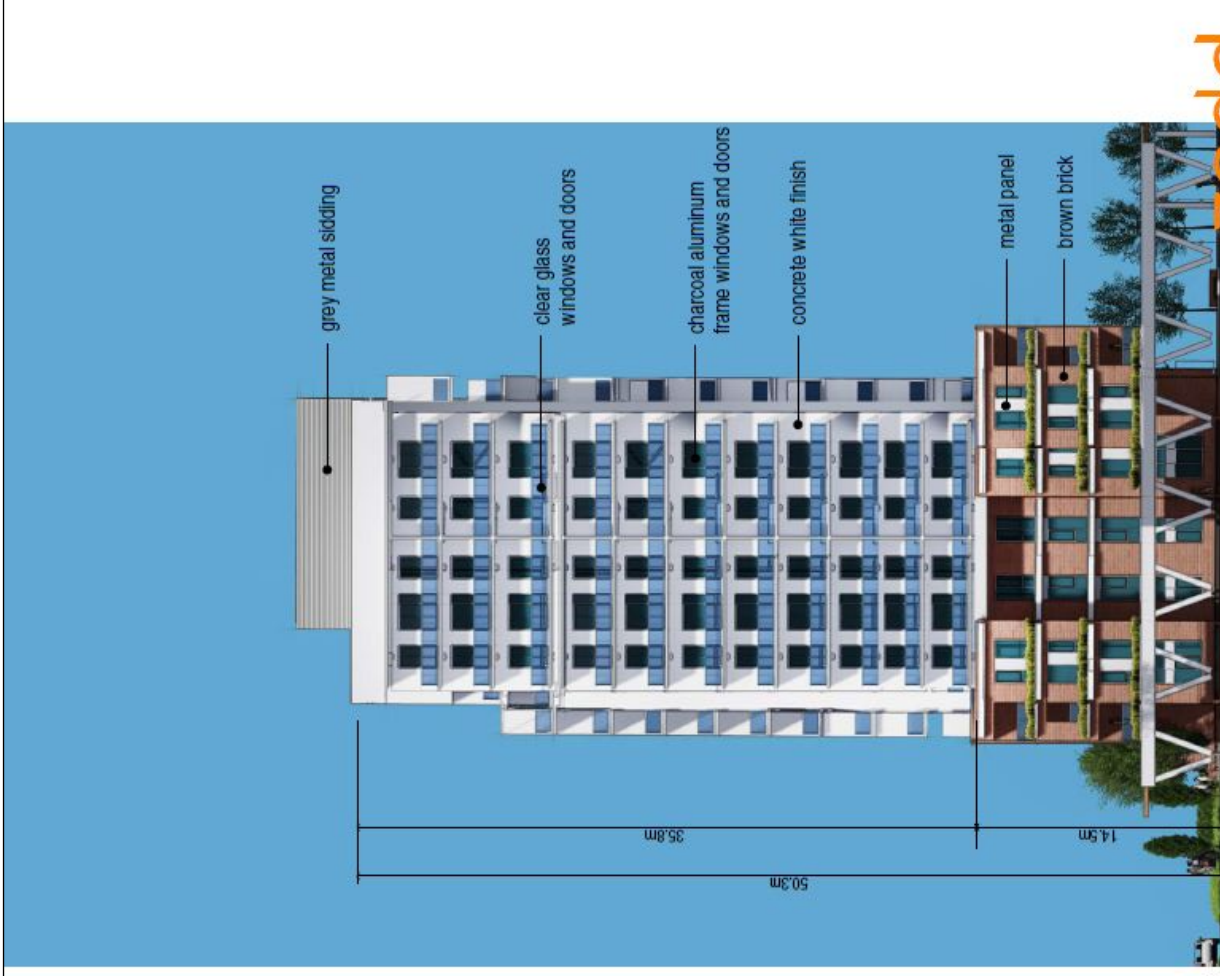
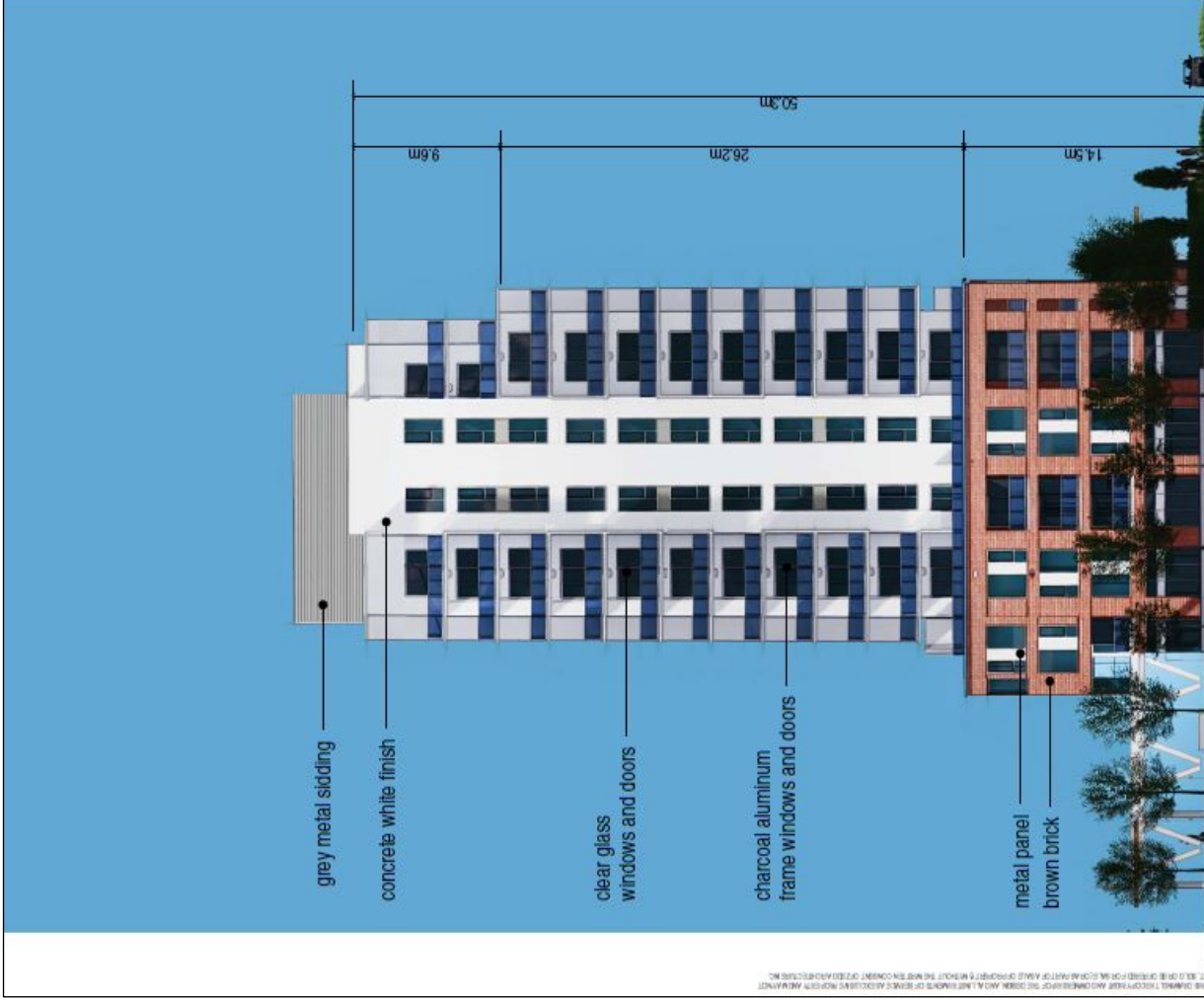
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London Ontario

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Scale: 1/8" = 1'-0"

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15-012
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627 Maitland Street
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Site 6 - Building 2 - North and South
Elevation

MP-77

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