

Bill No. 162  
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 611-615 Third Street.

WHEREAS Prince Antony has applied to rezone an area of land located at 611-615 Third Street, 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 611-615 Third Street, as shown on the attached map comprising part of Key Map No. A108, from a Neighbourhood Facility (NF) Zone to a Residential R8 Special Provision Bonus (R8-4( )\*B\_) Zone.

2. Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B\_ 611-165 Third Street

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a residential apartment building, with a maximum height of 4-storeys and a maximum density of 96 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law, and provides for affordable housing. The affordable housing component shall consist of:

- A total of three (3), three-bedroom units and one (1), one-bedroom unit, including one (1) accessible three-bedroom unit and one (1) accessible one-bedroom unit;
- Rents for the three (3), three-bedroom units and one (1), one bedroom unit be set at 80% of the CMHC Average Market Rent (AMR) for the London CMA at the time of occupancy;
- That the period of affordability be identified as being thirty (30) years from the point of initial occupancy; and,
- That the Proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the three (3), three-bedroom units and one (1), one-bedroom unit with priority populations.

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

a) Regulations:

- |     |                       |                         |
|-----|-----------------------|-------------------------|
| i)  | Height<br>(Maximum):  | 15.8 metres (51.8 feet) |
| ii) | Density<br>(Maximum): | 96 units per hectare    |

3. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4( ) 611-615 Third Street

a) Regulations:

- |      |  |                         |
|------|--|-------------------------|
| i)   | Front Yard Depth<br>(Minimum):         | 2.2 metres (7.2 feet)   |
| ii)  | Interior Side Yard Depth<br>(Minimum): | 4.57 metres (14.9 feet) |
| iii) | Parking<br>(Minimum):                  | 1.05 spaces per unit    |

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.

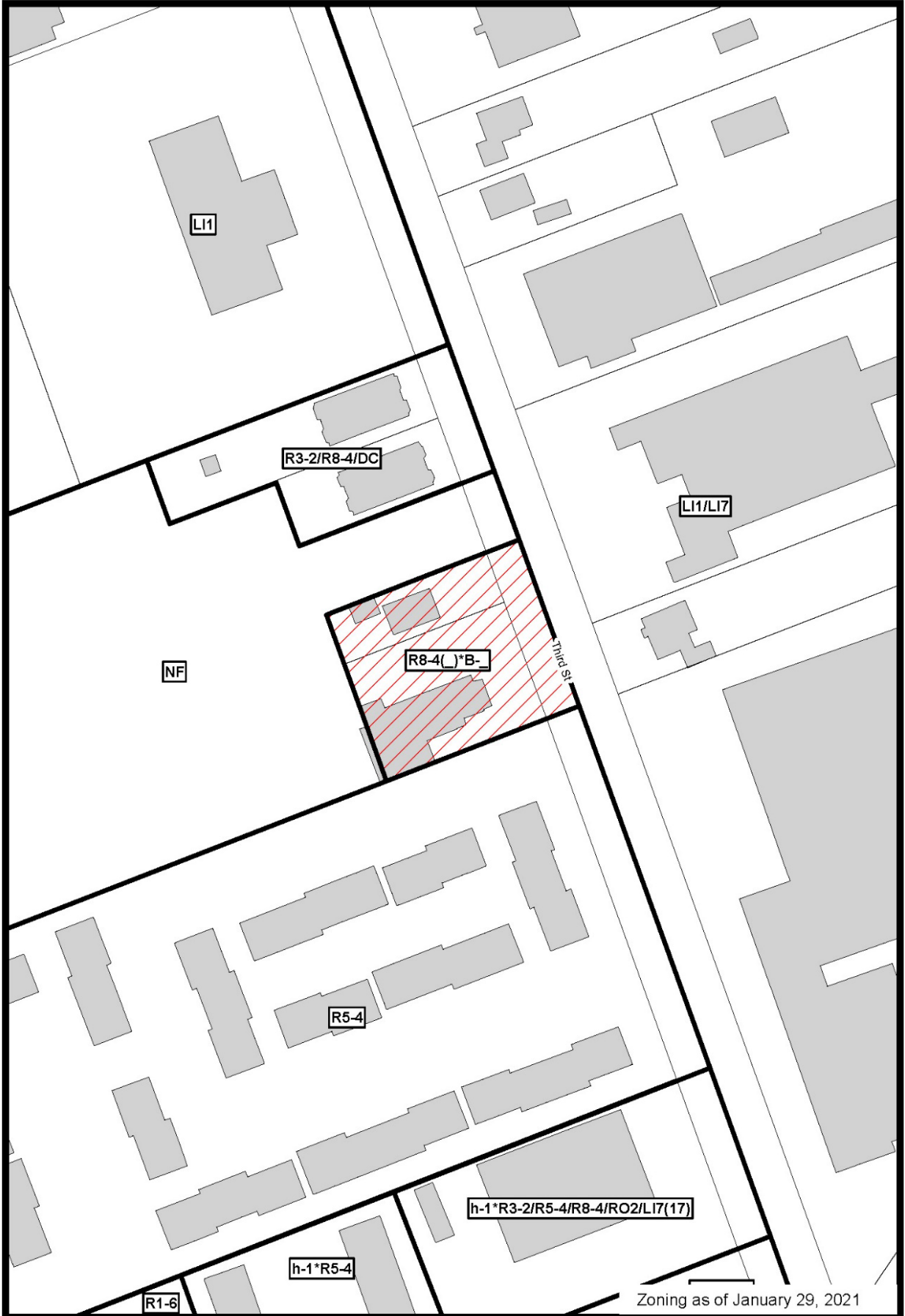
PASSED in Open Council on April 13, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

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

Schedule "A"



File Number: Z-9268

Planner: CM

Date Prepared: 2021/02/25

Technician: rc

By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40  
Meters

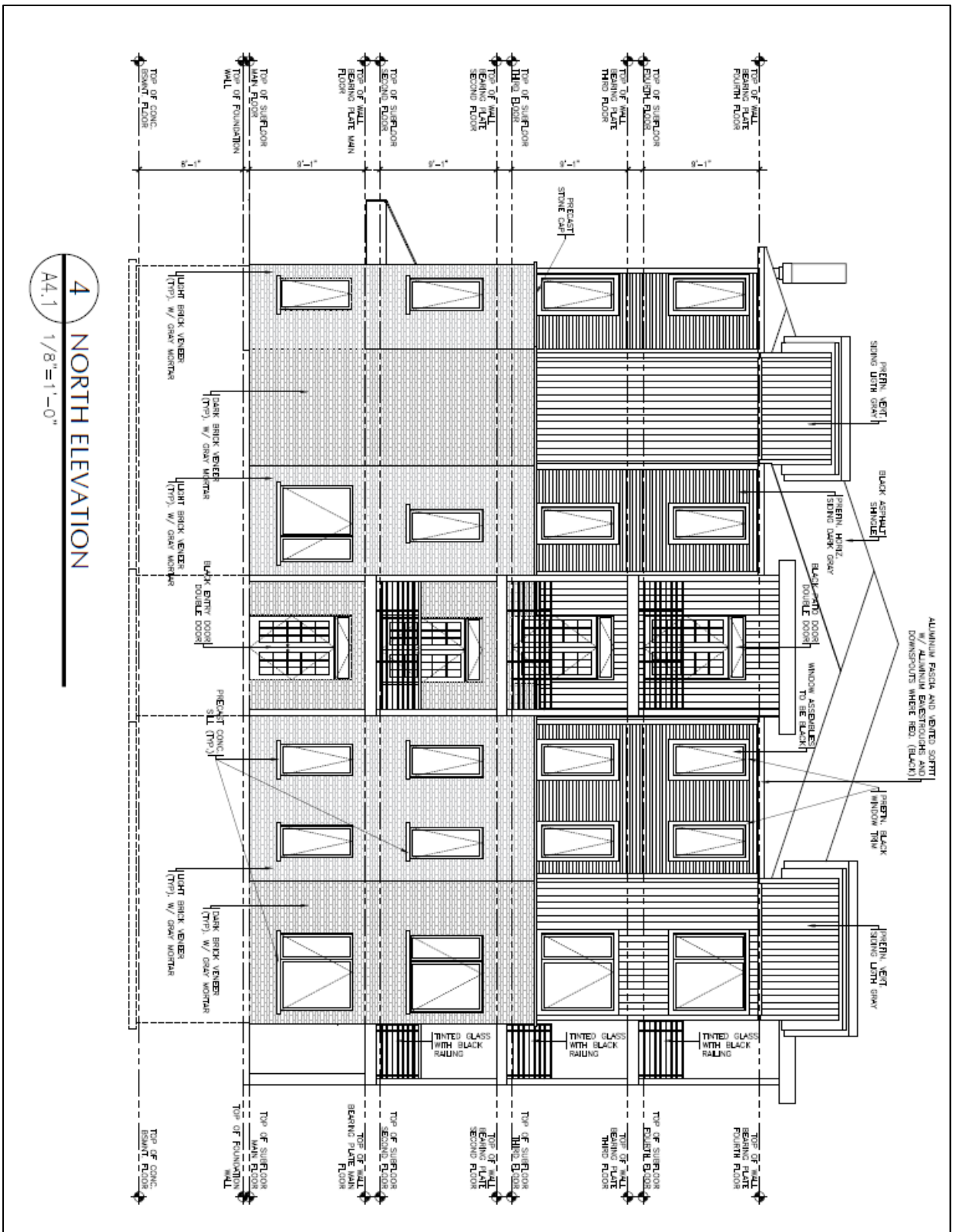






1 EAST STREET ELEVATION  
 A4.1 1/8"=1'-0"





4 NORTH ELEVATION  
 A4.1 1/8"=1'-0"

