

Bill No. 379
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 400 Southdale Road East.

WHEREAS LJM Developments has applied to rezone an area of land located at 400 Southdale 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;

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 400 Southdale Road East, as shown on the attached map comprising part of Key Map No. A107, from a Service Station (SS2) Zone to a holding Residential R9 (h-5*R9-1*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-_ 400 Southdale Road East

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 7-storeys plus mechanical (29.2m) and a maximum density of 462 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 in return for the following facilities, services and matters:

1. Exceptional Building Design

The building design shown in the various illustrations contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design.

- The building oriented to the corner of Southdale Road East and Dundalk Street providing a well-defined built edge and creating a positive public interface and human scale at street level;
 - The inclusion of building step backs, from 7-storeys to 6-storeys and 5-storeys with a variety of building materials and building articulation to break up the massing of the building;
 - Purpose-designed amenity space on top of the 7-storey apartment building and parking structure;
2. Underground parking
 3. Provision of Affordable Housing by requiring that LJM Developments enter into an agreement with the Corporation of the City of London ("the City") to facilitate the transfer of ownership at no cost of four (4) new one-bedroom condominium units constructed within the

development for the purposes of affordable housing, in a form prescribed by the City.

It being noted that a future development agreement will provide for the four new one-bedroom units and will include the following through further agreements as necessary:

- Assurances of the specific location, size, fixtures, and features of the bonus units are defined as to the City's satisfaction. This includes any common and general attributes, (such as storage lockers, parking, or other building resident amenities) for each bonus unit.
- A purchase agreement, inclusive of securities as applicable, reflecting the process for the no-cost transfer of the 4 new one-bedroom units and any associated services and features upon condominium plan registration, in a form satisfactory to the City.
- Confirmation that the associated condominium declaration and by-laws shall in no way limit the use and function of the units for affordable rental housing in accordance with applicable residential rental laws.

It is further recognized that, upon ownership, the City will retain and maintain the units within the function and business of affordable rental housing as managed through the City's Housing Stability Services. The City, as owner, would therefore be required to address costs associated with condominium and other standard fees. These factors have been considered within the bonus provisions and will be subject to separate reporting and details. The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Permitted Uses:

- i) Apartment building

b) Regulations:

- | | | |
|-------|---|-----------------------|
| i) | Height
(Maximum): | 29.2 metres |
| ii) | Density
(Maximum): | 462 units per hectare |
| iii) | Front Yard Setback
(Minimum): | 1.0 metres |
| iv) | Exterior Side Yard Setback
(Minimum): | 1.0 metres |
| v) | Interior Side Yard Setback
(Minimum): | 9.84 metres |
| vi) | Rear Yard Setback
(Minimum): | 0.65 metres |
| vii) | Landscaped Open Space
(Minimum): | 15% |
| viii) | Aisle Width for Access and Driveway
(Minimum): | 6.5 metres |

- ix) Parking (Minimum): 1.06 spaces per unit
- x) Accessible Parking (Minimum): 7 spaces
- xi) Bicycle Parking 0.45m (width) x 1.1m (height) x 1.85m (length) where as 06.m (width) x 1.5m (height) x 1.9m (length) is required
- xii) Balcony yard encroachment of 1.8m in all yards, no closer than 1.05m to the lot line whereas 1.5m balcony yard encroachment in all yards, no closer than 3.0m to the lot line is required

4. 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 August 10, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – August 10, 2021
Second Reading – August 10, 2021
Third Reading – August 10, 2021

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



File Number: OZ-9261
 Planner: AR
 Date Prepared: 2021/07/15
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40 Meters

