

Bill No. 479
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 250-272 Springbank Drive

WHEREAS 2355440 Ontario Inc. has applied to rezone an area of land located at 250-272 Springbank Drive, 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 250-272 Springbank Drive, as shown on the attached map comprising part of Key Map No. A107, from a holding Residential R9 Bonus/Office Residential Special Provision (h.R9-7.H42.B-49/OR4(2)) Zone and an Open Space (OS4) Zone, to a holding Residential R9 Bonus (h.R9-7.H42*B-__) Zone and an Open Space (OS4) 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:

4.3) B-__ 250-272 Springbank Drive

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a two tower residential development, with a maximum height of 15-storeys and a maximum density of 306 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law, 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.

- Enhanced building and site design features and a setback podium creating a pedestrian area linked to the public sidewalk;
- Buildings oriented to Springbank Drive;
- Energy efficient built form;
- Garden suites adjacent to Springbank Drive with sidewalk access
- Architectural design features on the towers that will enhance the skyline and break up the building mass;
- The inclusion of building step backs 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 parking structure.

2. Construction of 2 levels of underground parking;

3. Dedication of the Open Space Lands as a public link and to complement the adjacent Environmentally Sensitive Area along with the removal of the existing asphalt parking lot and substituting it with landscaping;

4. Provision of Affordable Housing consisting of:

- A total of 28 units (14 one-bedroom units and 14 two-bedroom units) allocated towards the purpose of affordable housing;

- A period of affordability for all identified affordable units be set at 50 years;
- That rent for the identified affordable units be set at 85% of Average Market Rents (as determined by CMHC) for the London Census Metropolitan Area (CMA) for the calendar year of 2021 as established for one-bedroom and two-bedroom units;
- The identified units will be mixed throughout and not otherwise identifiable within the building;
- Rents for the units shall be inclusive of heat and water and shall only be increased once per 12-month period;
- That the identified affordable housing units be aligned with municipal priorities through a required Tenant Placement Agreement with the City of London; and
- All conditions be secured through an agreement registered on title with associated compliance requirements and remedies.

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 buildings |
| b) | Regulations | |
| | i) | Height (Maximum) 51.0 metres |
| | ii) | Density (Maximum) 306 units per hectare |
| | iii) | Front Yard Setback (Minimum) 4.0 metres |
| | iv) | East Side Yard Setback (Minimum) 0.0 metres from the OS4 Zone |
| | v) | West Side Yard Setback (Minimum) 24.0 metres |
| | vi) | Rear Yard Setback (Minimum) 30.0 metres |
| | vii) | Lot Coverage (Minimum) 29% |

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.

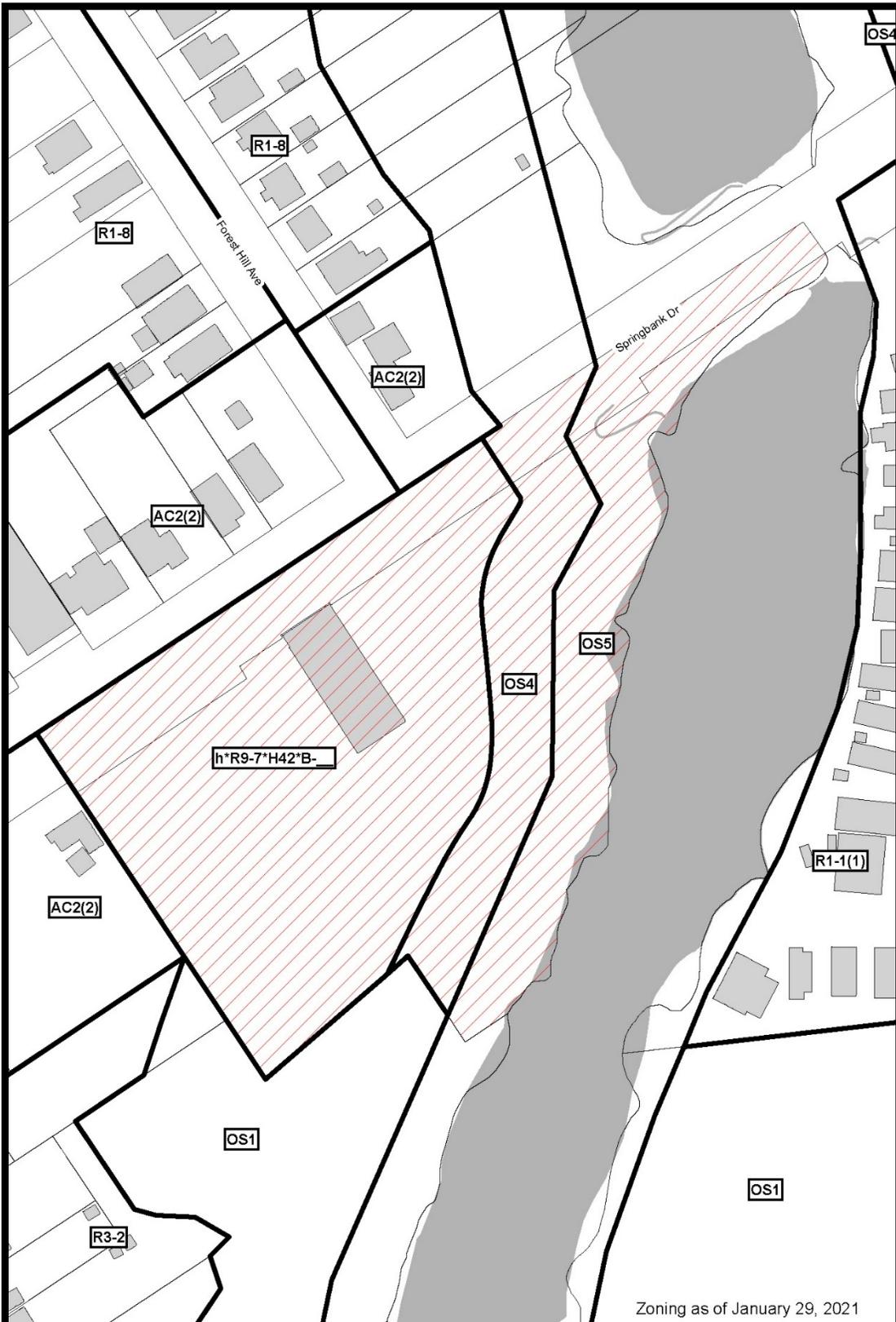
PASSED in Open Council on October 5, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 5, 2021
Second Reading – October 5, 2021
Third Reading – October 5, 2021

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



File Number: Z-9310
Planner: AR
Date Prepared: 2021/08/25
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40
Meters

