

Appendix B Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
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 1
Commissioners Road East

WHEREAS One Commissioners Road Inc. has applied to rezone an area of land located at 1 Commissioners 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;

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 1 Commissioners Road East, as shown on the attached map comprising part of Key Map No. A.107, from Office Special Provision (OF5(2)) Zone to a Business District Commercial Special Provision Bonus (BDC()*B-()) Zone;
- 2) Section 25.4 Special Provisions of the Business District Commercial Zone is amended by adding the following Special Provision

25.4) BDC() Additional Permitted Use:
Mixed-Use Commercial/Residential Buildings
- 3) 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-__ 1 Commissioners Road East

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of two, 8-storey mixed-use apartments, with a maximum height of 8-storeys (___m) and a maximum density of 233 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.

- i. The inclusion of a height element at the corner of Commissioners Road W and Wharncliffe Road S, along with providing a well-defined built edge at street level along both Commissioners Road W and Wharncliffe Road South;
- ii. Well-defined principal entrances to all of the commercial and

residential units along Commissioners Road W;

- iii. A variety of building materials and articulation break up the massing of the buildings; and
 - v. Purpose-designed amenity space on top of the roof of the structured/covered parking entrance approximately 112.0m²(1,200 sq. ft.)
2. Underground parking
 3. Provision of Affordable Housing

The provision of 7 affordable housing units which will include 4, one-bedroom units and 3, two bedroom units all within the first 8-storey mixed-use building to be constructed. The affordable housing units shall be established by agreement at 80% of average market rent for a period of 50 years. An agreement shall be entered into with The Corporation of The City of London, to secure those units for this 50 year term and the term of the contribution agreement will begin upon the initial occupancy of the last subject bonused affordable unit on the subject site. The Proponent shall be required to enter into a Tenant Placement Agreement with the City of London.

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

a) Regulations

- i) Commissioners Road East frontage as the front lot line
- ii) Density (Maximum) 233 units per hectare
- iii) Height (Maximum) 8-storeys (35.0 metres)
- iv) East Interior Side Yard Setback (Minimum) 0.8 metres
- v) Rear Yard Setback 1st Storey and Parking Area Stairs (Minimum) 1.0 metres
- vi) Rear Yard Setback Above 1st Storey (Minimum) 4.0 metres
- vii) Residential Parking Rate (Minimum) 1 space per residential unit
- viii) Parking Rate of non-residential 1 space per gross floor area 20m²

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 26, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 26, 2021
Second Reading – October 26, 2021
Third Reading – October 26, 2021