

Bill No. 199
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 520 Sarnia Road.

WHEREAS Horizen Developments EP has applied to rezone an area of land located at 520 Sarnia Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ____ this rezoning will conform to The London Plan;

AND WHEREAS upon approval of Official Plan Amendment Number ____ this rezoning will conform to the 1989 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 520 Sarnia Road, as shown on the attached map comprising part of Key Map No. A101, from a Neighbourhood Shopping Area Special Provision (NSA1(3)) Zone to a Residential R9 Special Provision Bonus (R9-7()*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:

4.3) B-() 520 Sarnia Road

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality residential apartment building, with a maximum height of eight (8) storeys measuring up to 29.0 metres, and a maximum density of 168 units per hectare, a minimum interior side yard depth of 7.5m, a minimum front yard depth of 0.5m, a reduced minimum parking requirement of 100 spaces (0.78 spaces per unit), and recognizing Sarnia Road frontage as the front lot line, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule "1" to the amending by-law and provides for the following:

1) Exceptional Building Design

- i) A built form located along Sarnia Road that establishes a built edge with primary building entrance, street oriented units and active uses along this frontage;
- ii) Treatment of the first three-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
- iii) A contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
- iv) An adequately sized interior side yard setback is provided to allow for ample space for pedestrian connections, bicycle parking and landscaping to transition between the proposed building and the existing uses to the northeast;
- v) A larger than required rear yard setback is proposed between the building and the medium-density and high-density residential uses to the south, southeast and southwest;
- vi) Each elevation incorporates vertical portions of the building

that are offset to provide for a unique visual variety and texture along the façade;

A variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and

- vii) Universal accessibility including units that provide the opportunity for any and all demographics, able-bodied or not, to live in the proposed development.

2) Provision of Affordable Housing

- i) A total of two (2) bachelor residential units will be provided for affordable housing;
- ii) Rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- iii) The duration of affordability set at 50 years from the point of initial occupancy;
- iv) The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- v) These conditions to 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) An apartment building with a non-commercial component on the ground floor

b) Regulations

- i) Density (Maximum) 168 units per hectare,
- ii) Building Height (Maximum) 8 storeys up to 29.0 metres (95.2 feet)
- iii) Interior Side Yard Depth (Minimum) 7.5 metres (24.6 feet)
- iv) Front Yard Depth (Minimum) 0.5 metres (1.6 feet)
- v) Parking (Minimum) 100 spaces (0.78 spaces per unit)

- 1) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

) R9-7() 520 Sarnia Road

a) Regulations

- i) Front Yard Depth (Minimum) 1.0 metres (3.3 feet)

ii) Height
(Maximum)

the lesser of 14.0 metres,
or 4 storeys

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.

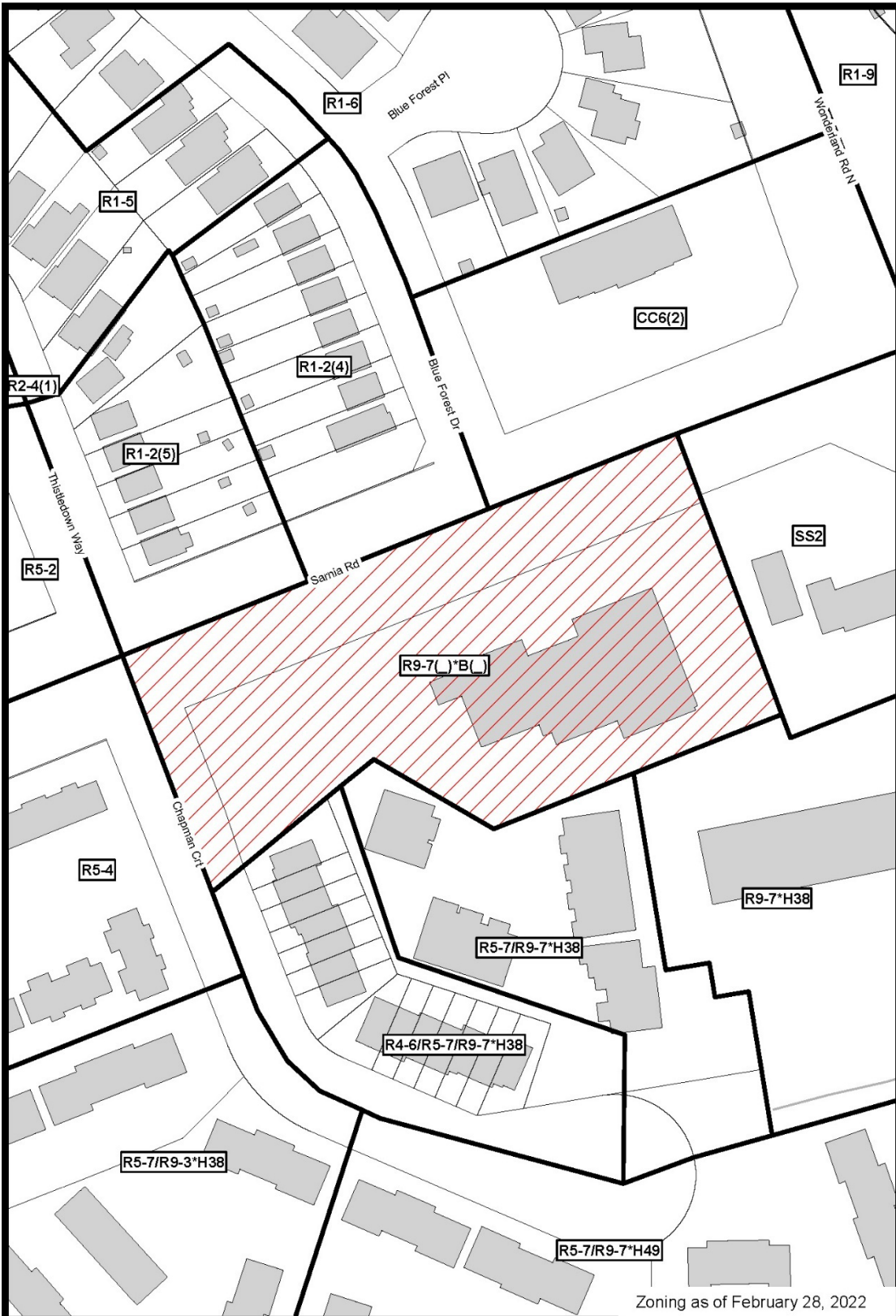
PASSED in Open Council on May 3, 2022

Josh Morgan
Deputy Mayor


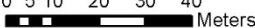

Michael Schulthess
City Clerk

First Reading – May 3, 2022
Second Reading – May 3, 2022
Third Reading – May 3, 2022

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



Zoning as of February 28, 2022

<p>File Number: OZ-9432 Planner: AR Date Prepared: 2022/03/24 Technician: rc By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,250</p> <p>0 5 10 20 30 40  Meters</p> <p></p>
---	---

Schedule "1"

REID'S HERITAGE PROPERTIES
520 Sarnia Road
London, ON



Zoning Information

Current Designation: Neighbourhood Commercial Node
 Current Place Type: Neighbourhood Commercial Node
 Current Zoning: Neighbourhood Shopping Area
 Special Provision Zone (NSA(S))
 Proposed Zoning: Residential R9 Bonus Zone (R9-7B)

Site / Building Data

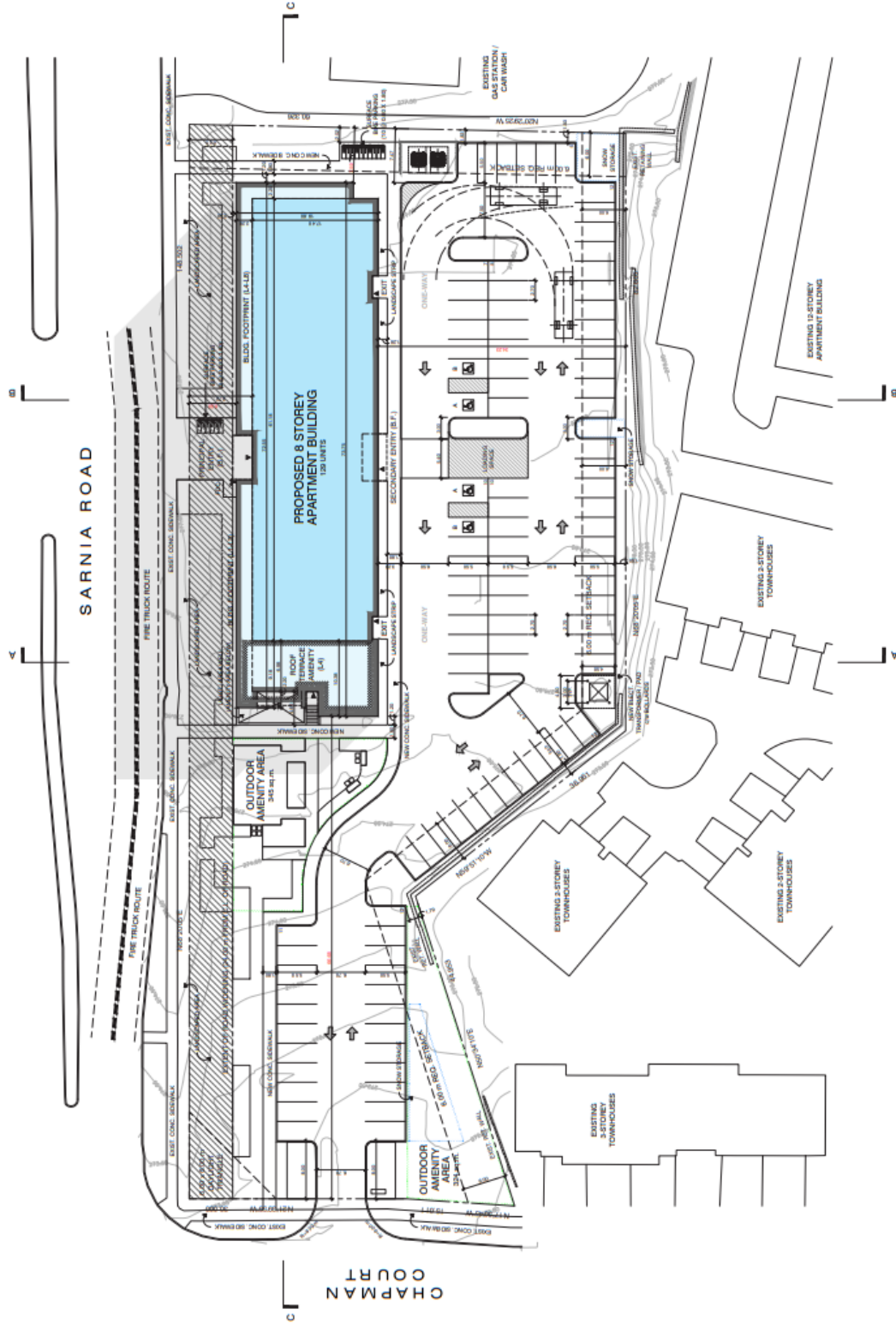
Site Area: 0.7714 (7,661.7 m²)
 Building Footprint: 1,433.5 m² (15,430 ft²)
 Gross Floor Area: 9,023.5 m² (96,816 ft²)
 Lot Coverage: 18.45%
 Lot Coverage (p.d.b.m.): 18.45%
 Density: 168 Units/Ha
 Land Use: 3.017.9 m² (30%)
 Floor Area Ratio: 1.3
 Front Setback: 6.50 m
 Interior Stairs: 7.59 m
 Exterior Stairs: 66.66 m
 Floor: 34.25 m

Unit Data

Level	ST	1-BR	2-BR	3-BR	Total	Beds
Ground Floor	4	5	2	3	14	22
First Floor	4	9	3	3	19	26
Second Floor	4	8	1	2	15	20
Third Floor	4	8	2	2	16	22
Fourth Floor	4	8	2	2	16	22
Fifth Floor	4	8	2	2	16	22
Sixth Floor	4	8	2	2	16	22
Seventh Floor	4	8	2	2	16	22
Eighth Floor	4	8	2	2	16	22
Total	32	63	15	19	129	182

Parking Data

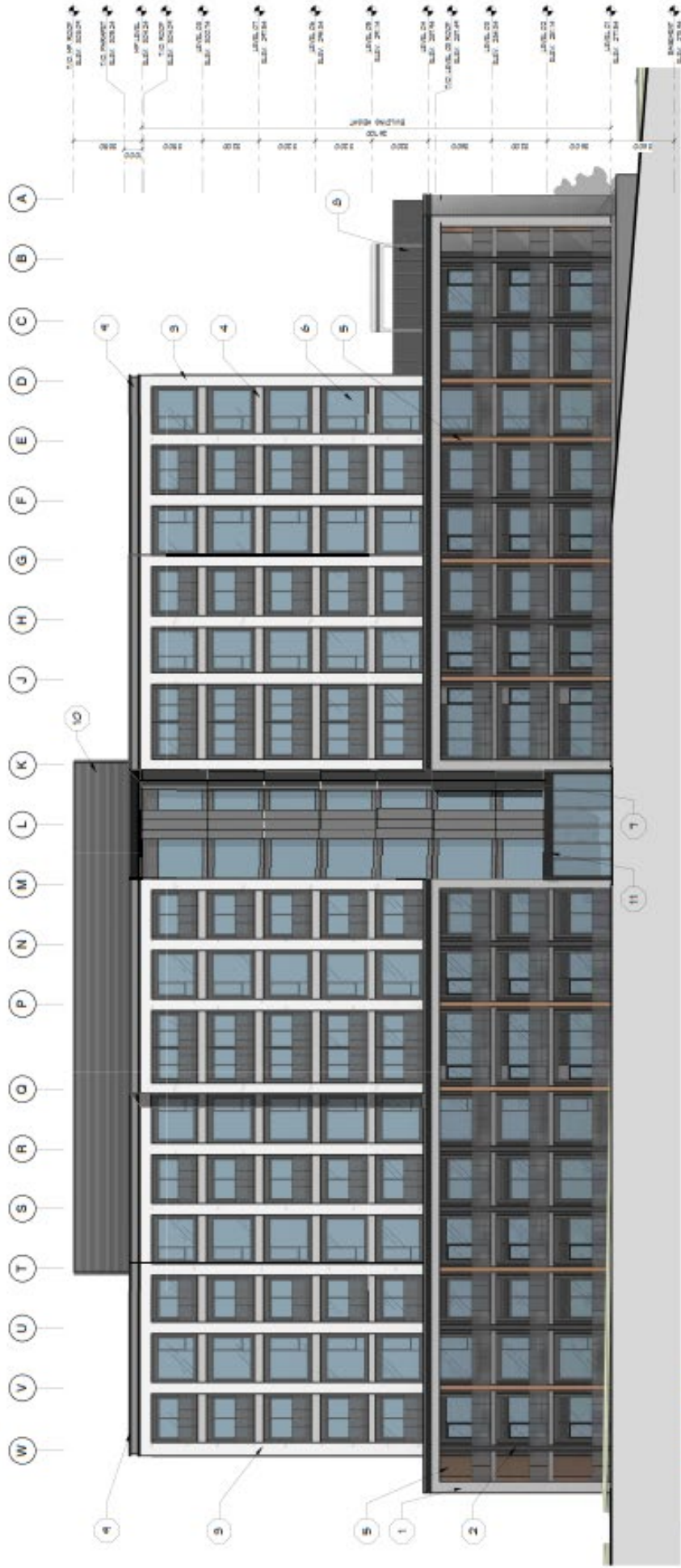
Surface Parking: Provided
 100 Spaces
 Ratio: (0.78 Spaces / Unit)
 B.F. Parking: 4 Spaces
 Ratio: (2x Type A, 2x Type B)
 Bicycle Parking (Indoor): 07 Spaces
 Ratio: (0.75 Spaces / Unit)



Schematic Site Plan
 Project No. 2018-001
 (Scale: 1:500)

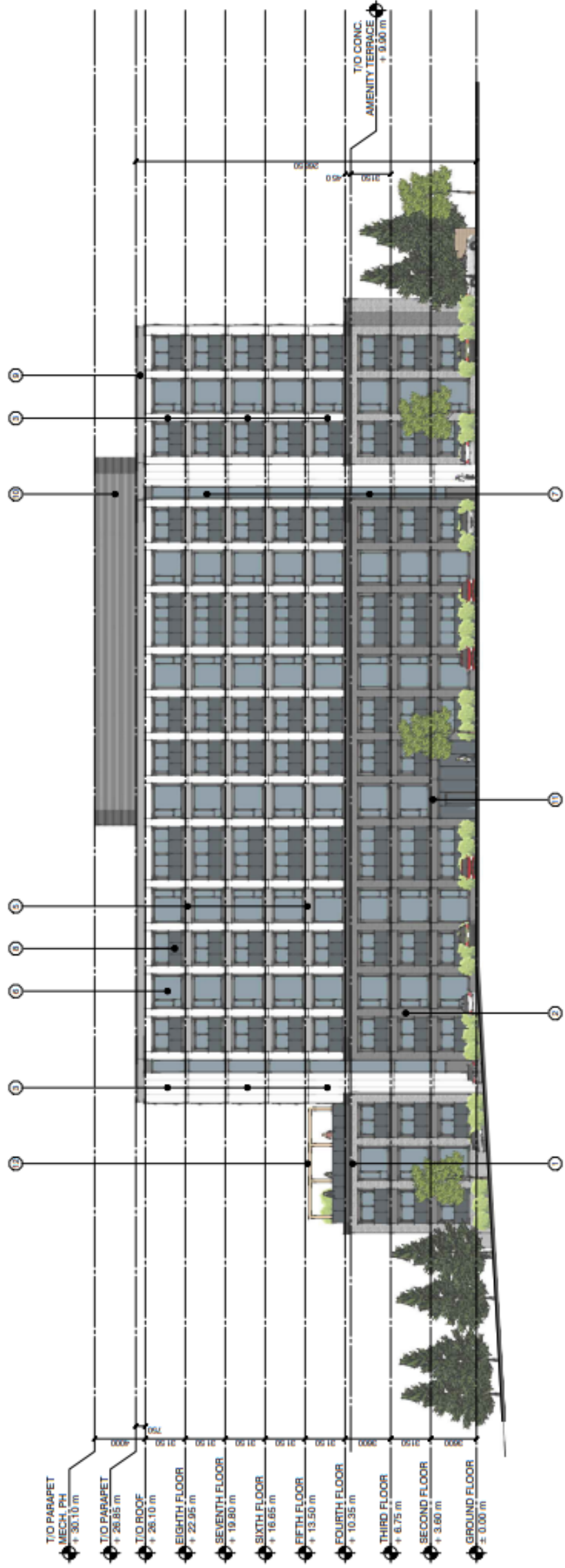
25/03/2021

MARTIN SIMMONS
 ARCHITECTS



3 NORTH ELEVATION

SP-33001 01.130



South Elevation
Scale 1:300



West Elevation
Scale 1:300

MARTIN SIMMONS
ARCHITECTS

09/07/2021