

Bill No. 303  
2022

By-law No. Z.-1

A by-law to amend By-law No. Z.-1 to rezone  
lands located at 801 Sarnia Road.

WHEREAS Royal Premier Homes has applied to rezone lands located at 801 Sarnia Road as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 801 Sarnia Road, as shown on the attached map, FROM a Residential R8 Bonus (R8-4\*B40) Zone and Rail Transportation Zone, TO a Holding Residential R8 Special Provision Bonus (h\*R8-4( )\*B-40) Zone and Open Space (OS1) Zone.
- 2) Section 4.3 4) - Site Specific Bonus Provisions is amended by deleting the current bonus zone (B-40) and replacing it with the following new Bonus Zone:

B-40 801 Sarnia Road

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a high-quality apartment building with a maximum height of 20 meters with a total maximum of 100 units (124 units per hectare), which substantively implements the Site Plan, Renderings, Elevations and Views attached in Schedule "1". The development shall specifically incorporate the following services, facilities, and matters:

1. Provision of Affordable Housing
  - i. A total of four (4) one-bedroom residential units will be provided for affordable housing;
  - ii. Rents not exceeding 80% of the Average Market Rents (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 shall enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations; and,
  - v. These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.
2. Design Principles
  - i. A mid-rise (6 storey) built form located along the Sarnia Road that establishes a built edge with primary building entrance, street oriented residential units and active uses along these frontages.
  - ii. Direct walkway connections from primary building entrance and ground floor residential unit entrances to the City sidewalk along Sarnia Road.

- iii. Articulated facades including recesses, projections, balconies, and terraces to provide depth and variation in the built form to enhance the pedestrian environment.
- iv. A variety of materials, textures, and articulation along building façade(s) to highlight different architectural elements and provide interest and human-scale rhythm along the street frontages.
- v. Common outdoor amenity space at ground level combined along with the entrance to future City Pathway.
- vi. Locates majority of the parking behind the building and away from the street while screening the exposed parking with a combination of landscape and masonry walls.

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

- a) Regulations
  - i) Front Yard Depth to Arterial Road (minimum) 4.0 meters (13.1 feet)
  - ii) Rear Yard Setback to Open Space (minimum) 13 meters (42.6 feet)
  - iii) Height (maximum) 20 meters (65.6 feet)
  - iv) Parking (minimum) 1 space per unit
  - v) Parking for Affordable Units (minimum) 0.25 spaces per unit
  - vi) Density (maximum) 124 units per hectare (100 dwelling units)

3) Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provisions:

R8-4( )

- a) Regulations
  - i) Front Yard Depth to Arterial Road (minimum) 4.0 meters (13.1 feet)
  - ii) Rear Yard Setback to Open Space (minimum) 13 meters (42.6 feet)
  - iii) Height (maximum) 16 meters (52.4 feet)
  - iv) Parking 1 space per unit (minimum)
  - v) Density (maximum) 96 units per hectare (72 dwelling units)

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.

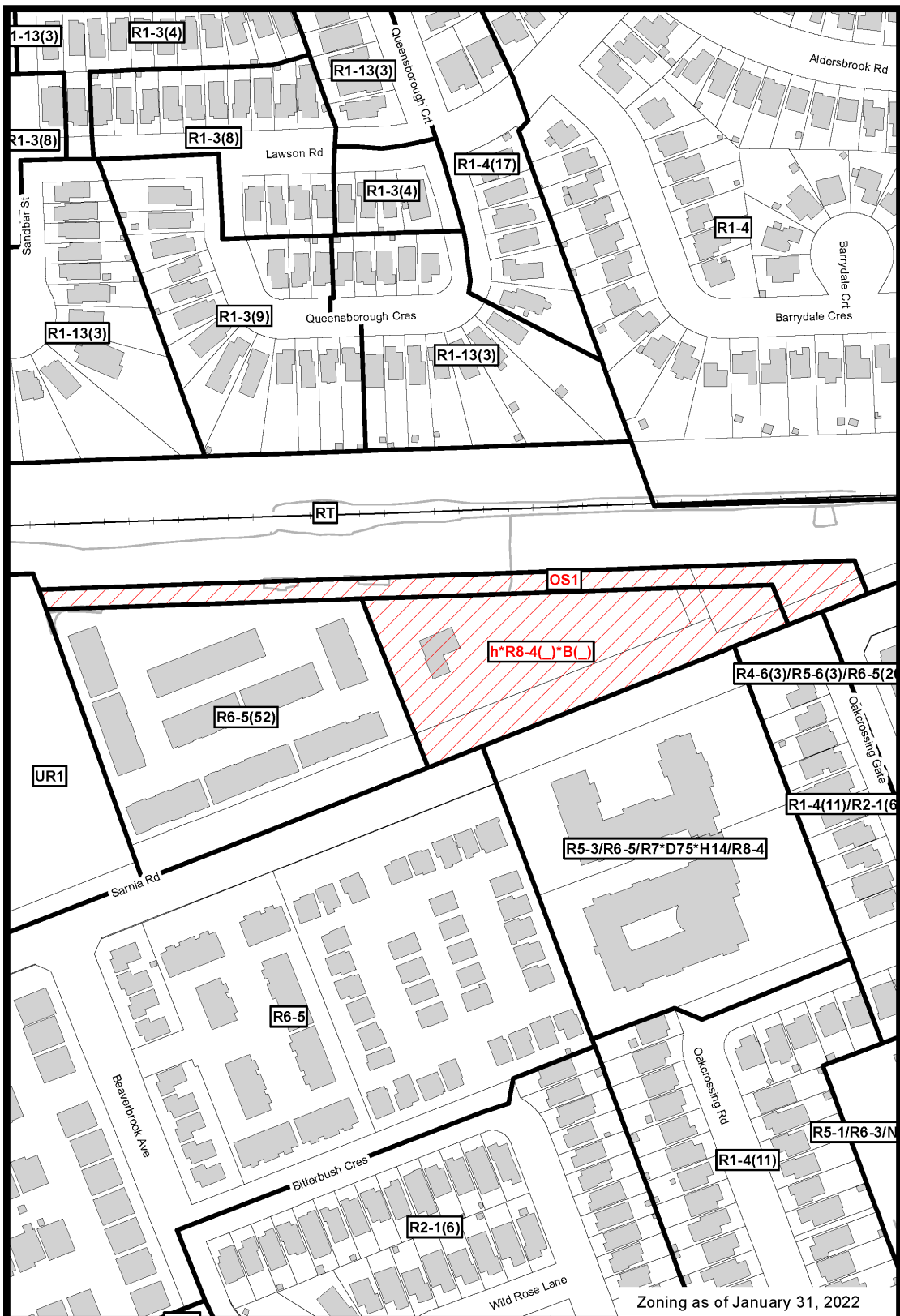
PASSED in Open Council on July 5, 2022

Ed Holder  
Mayor


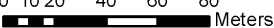

Michael Schulthess  
City Clerk

First Reading – July 5, 2022  
Second Reading – July 5, 2022  
Third Reading – July 5, 2022

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



Zoning as of January 31, 2022

<p>File Number: Z-9476/O-9475                  Planner: AC                  Date Prepared: 2022/05/20                  Technician: rc                  By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:2,250</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
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Rendering

