

Bill No. 326
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 18 Elm Street.

WHEREAS Housing Development Corporation, London have applied to rezone an area of land located at 18 Elm Street, 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 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 18 Elm Street, as shown on the attached map from a Neighbourhood Facility (NF) Zone **TO** a Residential R8 Special Provision Bonus (R8-4()•B()) Zone; and an Open Space 1 Special Provision (OS1()) Zone.
- 2) Section Number 4.3 of the General Provision is amended by adding the following Bonus Zone:

B - _ 18 Elm Street

The Bonus Zone shall be enabled through one or more agreements to facilitate the development of a 4-storey mixed-use apartment building with 42 units and a minimum of 800 sq.m. of community uses which substantively implements the Site Plan and Elevations attached as Schedule "1" and Schedule "2" to the amending by-law.

The bonus provided is for additional height and density is based on the provision of community uses.

The following special regulations apply within the bonus zone:

a)	Additional Special Regulations	
i)	Height (max)	14.5 m
ii)	Density (max)	100 uph
iii)	Day Care and Community Centre combined GFA (min)	800 sq.m.

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

R8-4() 18 Elm Street

a)	Additional Permitted Uses	
i)	Day Care Centre	
ii)	Community Centre	
b)	Regulations	
i)	Gross Floor Area non-residential uses (max)	1400 sq.m.
ii)	Front Yard Setback (min)	4 m
iii)	North Interior Sideyard Setback (min)	4 m
iv)	Parking spaces for all uses in a mixed-use apartment building	46 spaces

- 4) Section Number 36.4 of the Open Space is amended by adding the following Special Provisions:

OS1()	18 Elm Street	
a)	Regulations	
i)	Minimum Lot Area (min)	2000 sq.m.

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 August 2, 2022


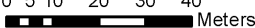

Ed Holder
Mayor

Michael Schulthess
City Clerk

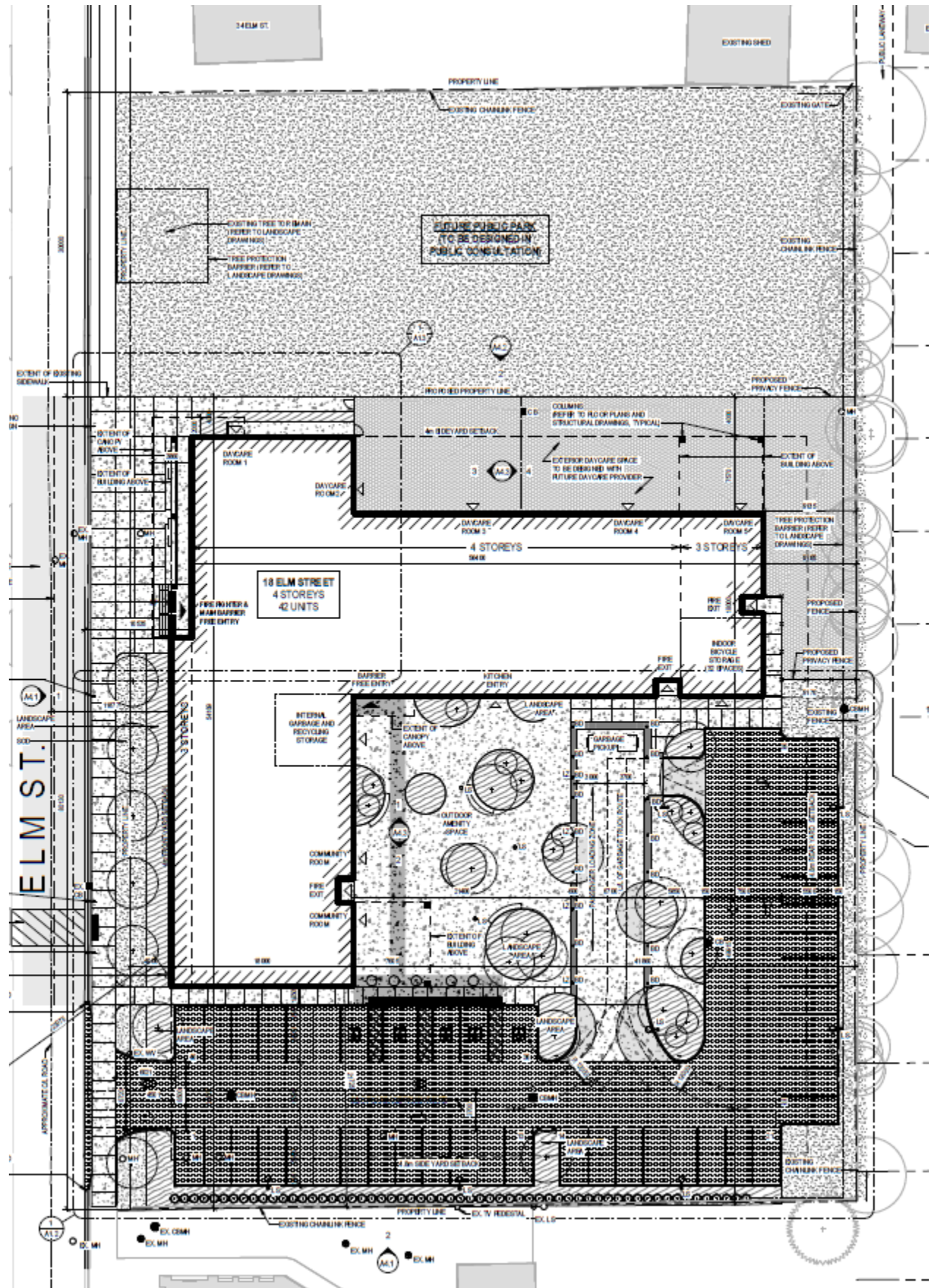
First Reading – August 2, 2022
Second Reading – August 2, 2022
Third Reading – August 2, 2022

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

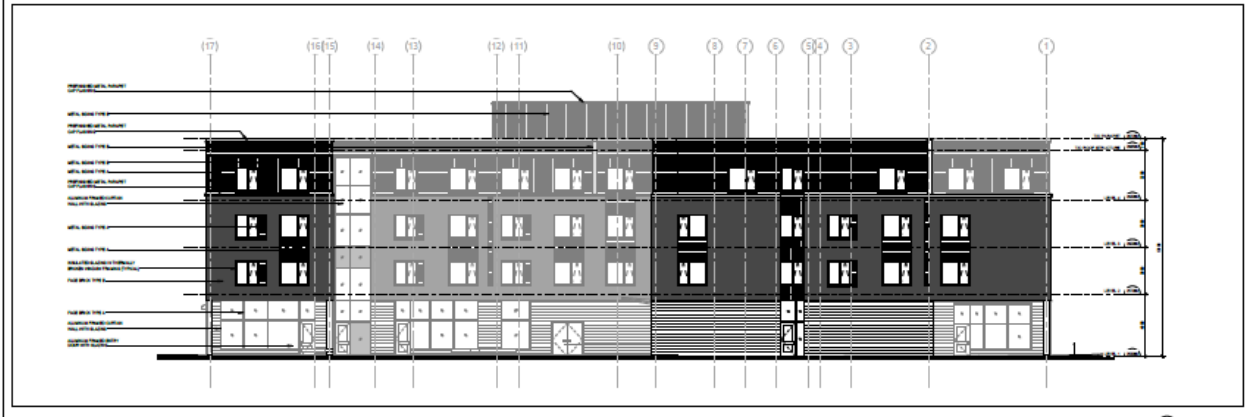
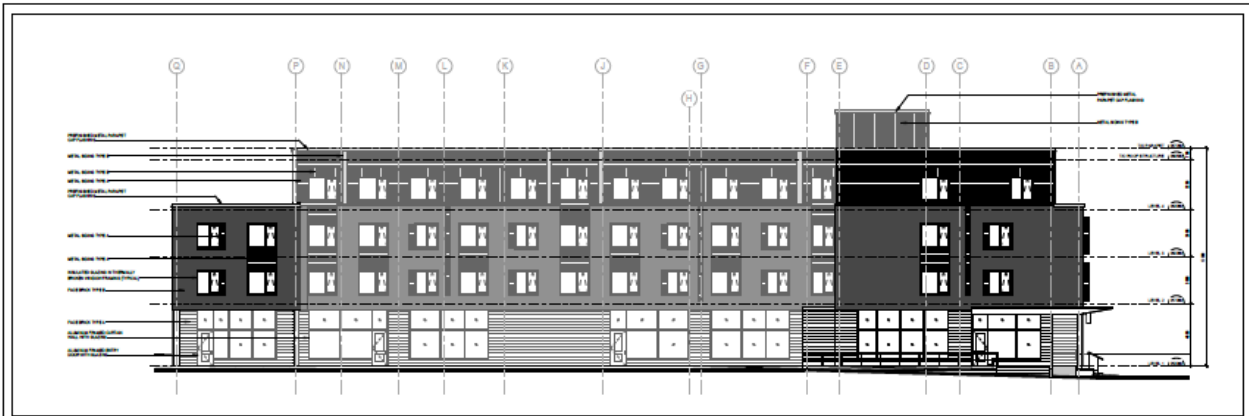
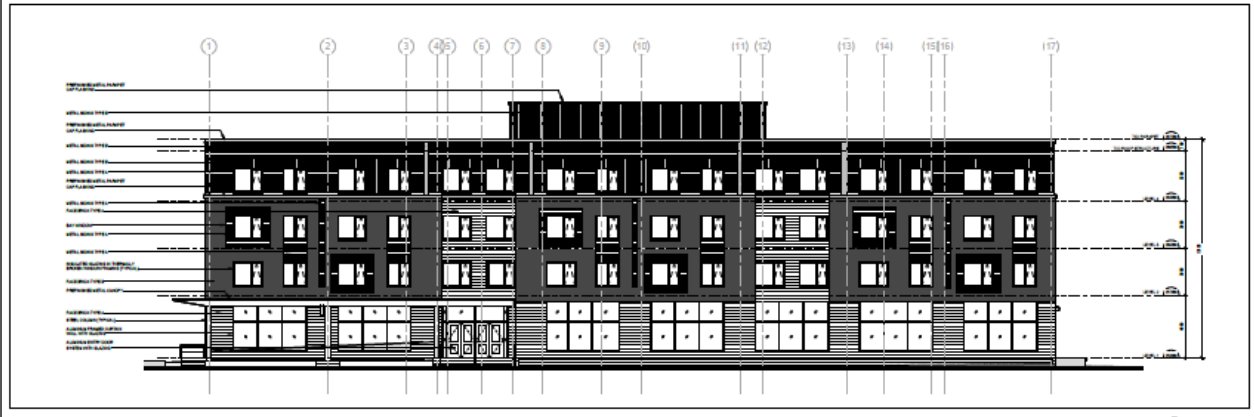
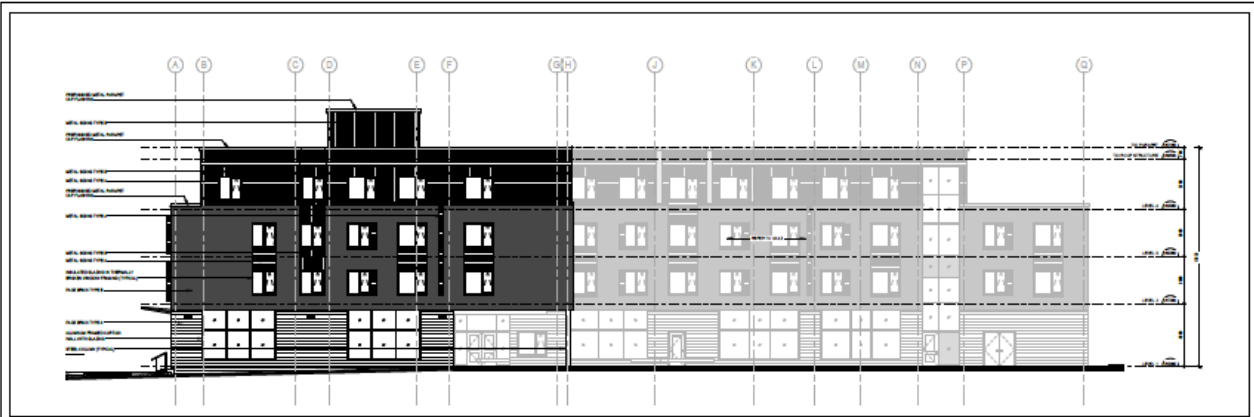


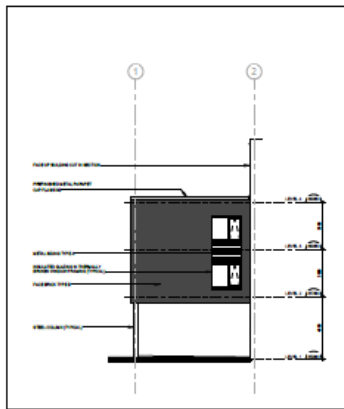
<p>File Number: OZ-9496 Planner: LM Date Prepared: 2022/06/16 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,250</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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Bonus Zone Schedule 1 – Site Plan

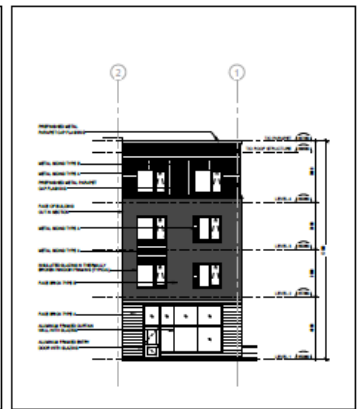


Bonus Zone Schedule 2 – Elevations

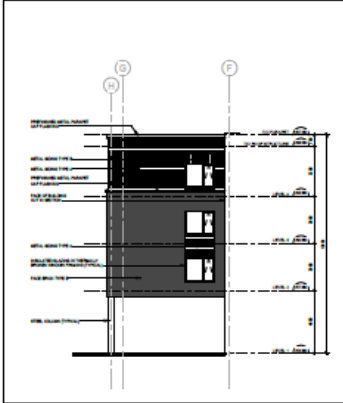




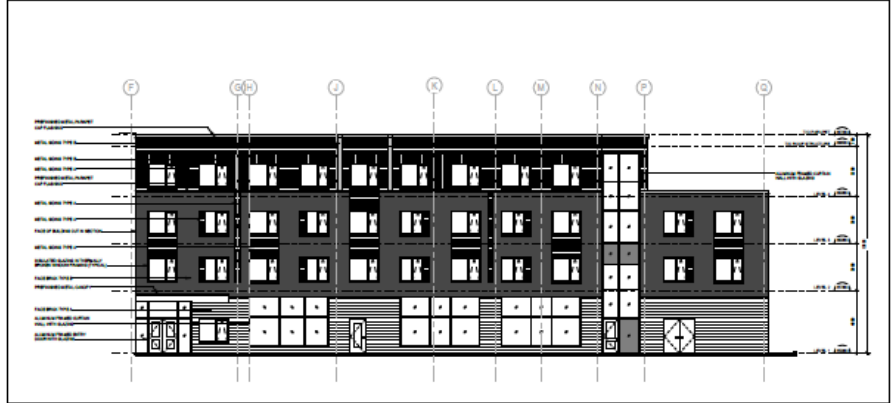
Partial West Elevation
1:100



Partial East Elevation
1:100



Partial North Elevation
1:100



Partial South Elevation
1:100