

Bill No. 329
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 2009 Wharncliffe Road South.

WHEREAS 2425293 Ontario Inc. have applied to rezone an area of land located at 2009 Wharncliffe Road South, 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 2009 Wharncliffe Road South, as shown on the attached map comprising part of Key Map No. A110, from an Urban Reserve (UR4) Zone **TO** a Residential R9 Special Provision Bonus (R9-1()*B-()) Zone.
- 2) Section Number 4.3 4) of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B-__ 2009 Wharncliffe Road South

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed use commercial/office and residential apartment building, with a maximum gross floor of 372 square metres of commercial/office uses, limited to the first floor, a maximum height of 6 storeys measuring up to 22.5 metres and a maximum mixed use density of 176 units per hectare, in general conformity with the Site Plan, Renderings, Elevations and Views attached as Schedule "1" to the amending by-law, and provides for the following:

- a) Exceptional Building and Site Design
 - i) A built form located along the Wharncliffe Road South that establishes a built edge with primary building entrance, street oriented residential units and active uses along those frontages.
 - ii) A built form that addresses the corner orientation at the intersection with Savoy Street.
 - iii) A step-back and terracing of 2m minimum, above the 4th storey for the building along Wharncliffe Road South frontage and at the intersection providing a human-scale along the street(s).
 - iv) A setback of 1-2m minimum, from the property line along Wharncliffe Road South and Savoy Street to avoid the requirement for encroachment agreements for building elements such as canopies, balconies, opening of doors, etc.
 - v) A significant setback from the property to the North to provide a transition to the existing low-rise buildings.
 - vi) Articulated facades including recesses, projections, balconies and terraces to provide depth and variation in the built form to enhance the pedestrian environment.

- vii) 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.
- viii) Locates majority of the parking underground, behind the building and screened away from the street.

Additional site and building design criteria, not shown on the proposed renderings, will also be addressed as part of the site plan submission:

- ix) Include active ground-floor uses such as the principal building entrance, lobbies, common amenity areas, and street oriented commercial/residential units, oriented towards the public streets with direct access to the sidewalk along Wharncliffe Road South and Savoy Street in order to activate the street edge.
- x) For the ground floor commercial units, provide for a store-front design with primary entrances facing Wharncliffe Road South and Savoy Street. This should include a higher proportion of vision glass, signage, double doors, an increase in ground floor height, and the potential for canopies and lighting to frame the entrance include direct access from the commercial unit(s) fronting the street to the City sidewalk.
- xi) Provide functional primary entrances (double doors) for the commercial units along both Wharncliffe and Savoy Street with walkways connecting the entrances to the City Sidewalk.
- xii) Redesign the surface parking lot in an effort to reduce impermeable surfaces and leave space for a more functional and centrally-located common amenity area, by removing the central 'snow storage' area, consolidating the drive aisles and exploring opportunities for a drop-off/layby off of Savoy Street to allow more convenient access to a street-facing main entrance.
- xiii) Ensure common outdoor amenity space at ground level.

b) Provision of Affordable Housing

- i) A total of three (3) one-bedroom 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;

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

- a) Additional permitted uses, limited to the first floor
 - i) Animal Clinic
 - ii) Bake shops
 - iii) Clinics
 - iv) Convenience service establishments
 - v) Convenience Store

- vi) Financial institutions
- vii) Food stores
- viii) Laundromats
- ix) Medical/dental offices
- x) Offices
- xi) Personal service establishments
- xii) Restaurants
- xiii) Retail stores
- xiv) Studios

b) Regulations

- i) Gross Floor Area for Commercial and Office Uses (Maximum) 372 square metres (4004.2 square feet)
- ii) Density (Maximum) 176 units per hectare
- iii) Building Height (Maximum) 6 storeys up to 22.5 metres (73.8 feet)
- iv) Parking (Minimum) 62 spaces

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

) R9-1() 2009 Wharnccliffe Road South

a) Additional permitted uses, limited to the first floor of an apartment building

- i) Animal Clinic
- ii) Bake shops
- iii) Clinics
- iv) Convenience service establishments
- v) Convenience Store
- vi) Financial institutions
- vii) Food stores
- viii) Laundromats
- ix) Medical/dental offices
- x) Offices
- xi) Personal service establishments
- xii) Restaurants
- xiii) Retail stores
- xiv) Studios

b) Regulations

- i) Front Yard Depth (Minimum) 1.95 metres (6.4 feet)
- ii) Exterior Side Yard Depth (Minimum) 1.4 metres (4.6 feet)
- iii) Height (Maximum) the lesser of 18.0 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.

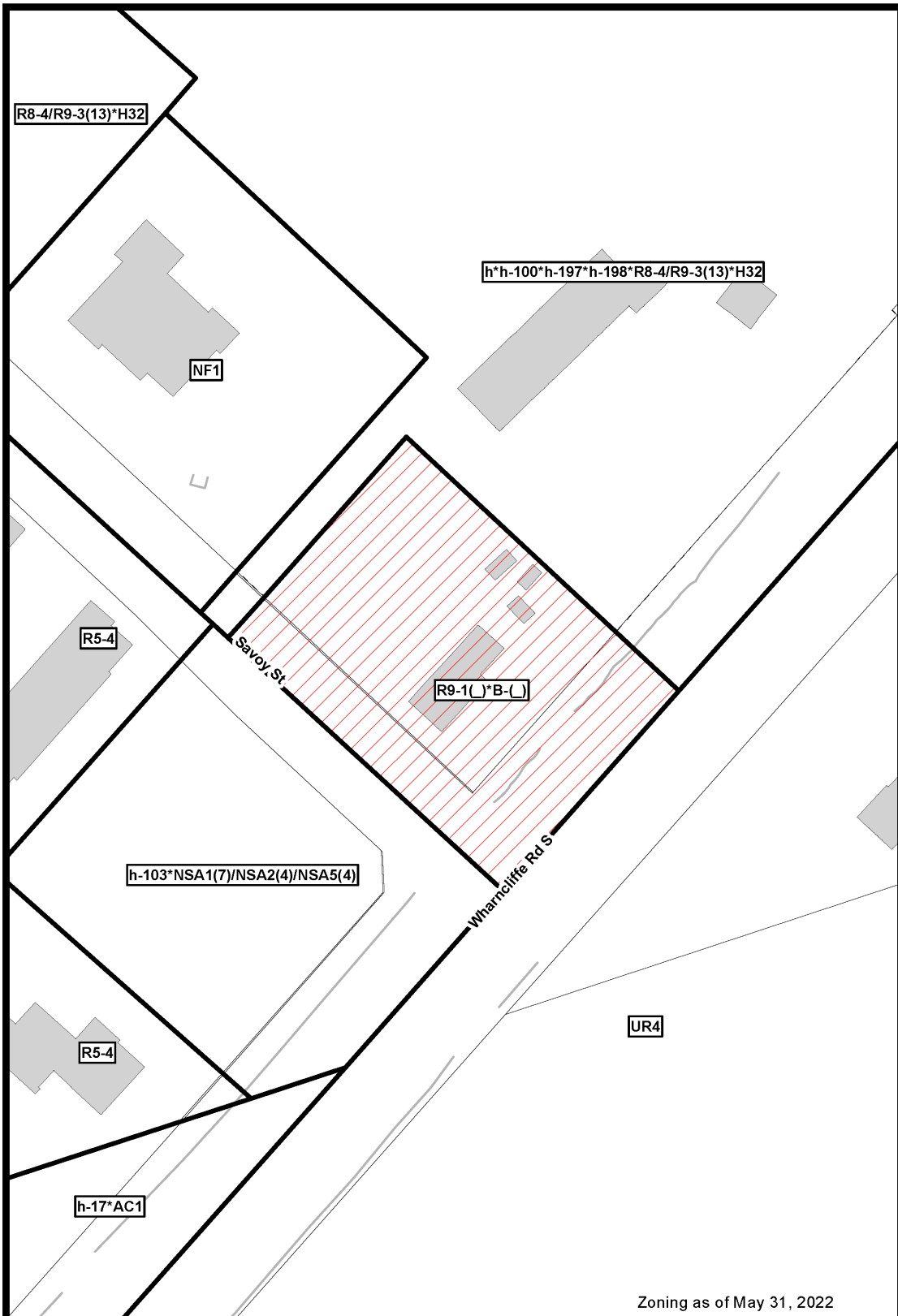
PASSED in Open Council on August 2, 2022.

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)



File Number: OZ-9348
Planner: NP
Date Prepared: 2022/06/22
Technician: rc
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters





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SOUTH EAST

SOUTH WEST



NORTH WEST

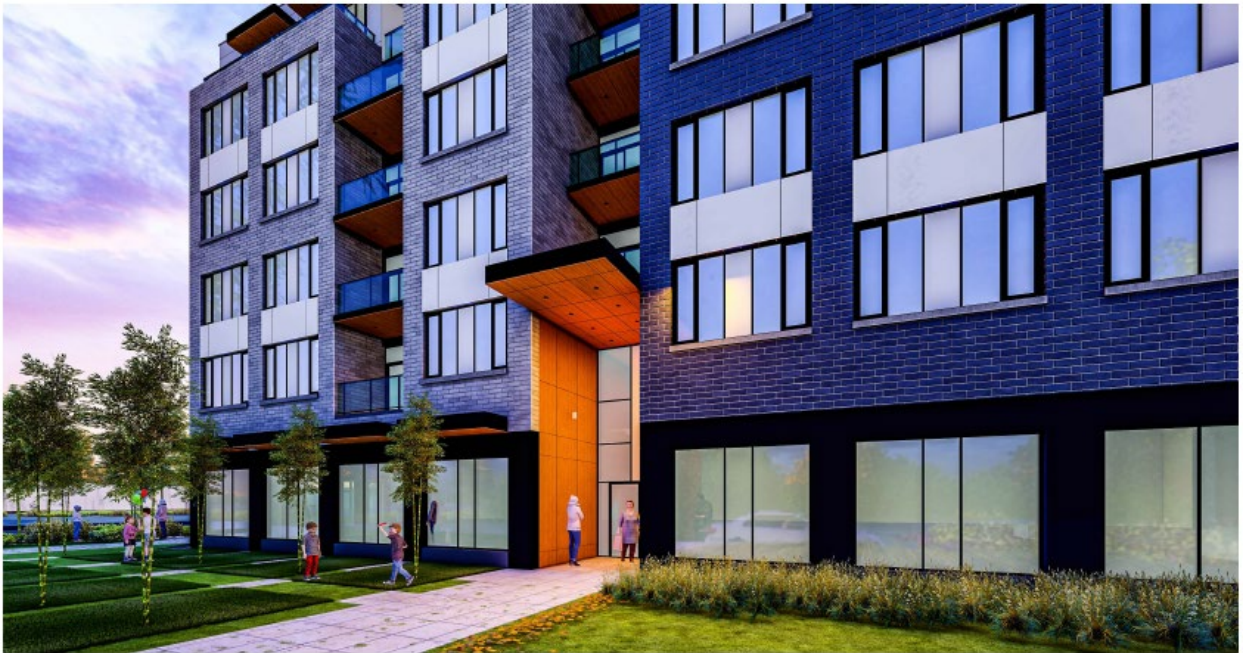
NORTH EAST



SAVOY - WHARNCLIFFE INTERSECTION



LOOKING SOUTH - WHARNCLIFFE





SAVOY - REAR

