

Bill No. 350
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 Beaverbrook Avenue.

WHEREAS 604 Beaverbrook Developments Inc. has applied to rezone an area of land located at 604 Beaverbrook Avenue, 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;

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 604 Beaverbrook Avenue, as shown on the attached map comprising part of Key Map No. A101, from an Urban Reserve (UR1) Zone to a Holding Residential R6 Bonus (h-18*R6-5*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:

B-__ 604 Beaverbrook Avenue

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a stacked townhouse development, with a maximum height of four (4) storeys measuring up to 13 metres, and a maximum density of 92 units per hectare, a minimum interior side yard depth of 4.0m, a minimum front yard setback of 5.3m, a minimum rear yard setback of 4.15m, and a reduced minimum parking requirement of 1.0 spaces per unit, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule "1" to the amending by-law and provides for the following:

i. Exceptional Building Design

- A contemporary modern design with architectural details including high-quality materials, horizontal and vertical elements, and large windows, which create a design complementary to adjacent development; and
- A front facing façade that establishes a built edge with primary building entrance and a pedestrian friendly public realm.

ii. Provision of Affordable Housing

- A total of two(2) 3-bedroom residential units will be provided for affordable housing; one unit within each block;
- 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;
- The duration of affordability is set at 50 years from the point of initial occupancy;
- The proponent enters into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- 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) Regulations
- | | |
|--|--|
| i) Density
(Maximum) | 92 units per hectare, |
| ii) Building Height
(Maximum) | 4 storeys up to 13
metres (42.6 feet) |
| iii) Front Yard Depth
(Minimum) | 5.3 metres (17.3 feet) |
| iv) Rear Side Yard Depth
(Minimum) | 4.15 metres (13.6 feet) |
| v) Interior Side Yard Depth
(Minimum) | 4.0 metres (13.1 feet) |
| vi) Parking Rate
(Minimum) | 1.0 space per unit |

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.

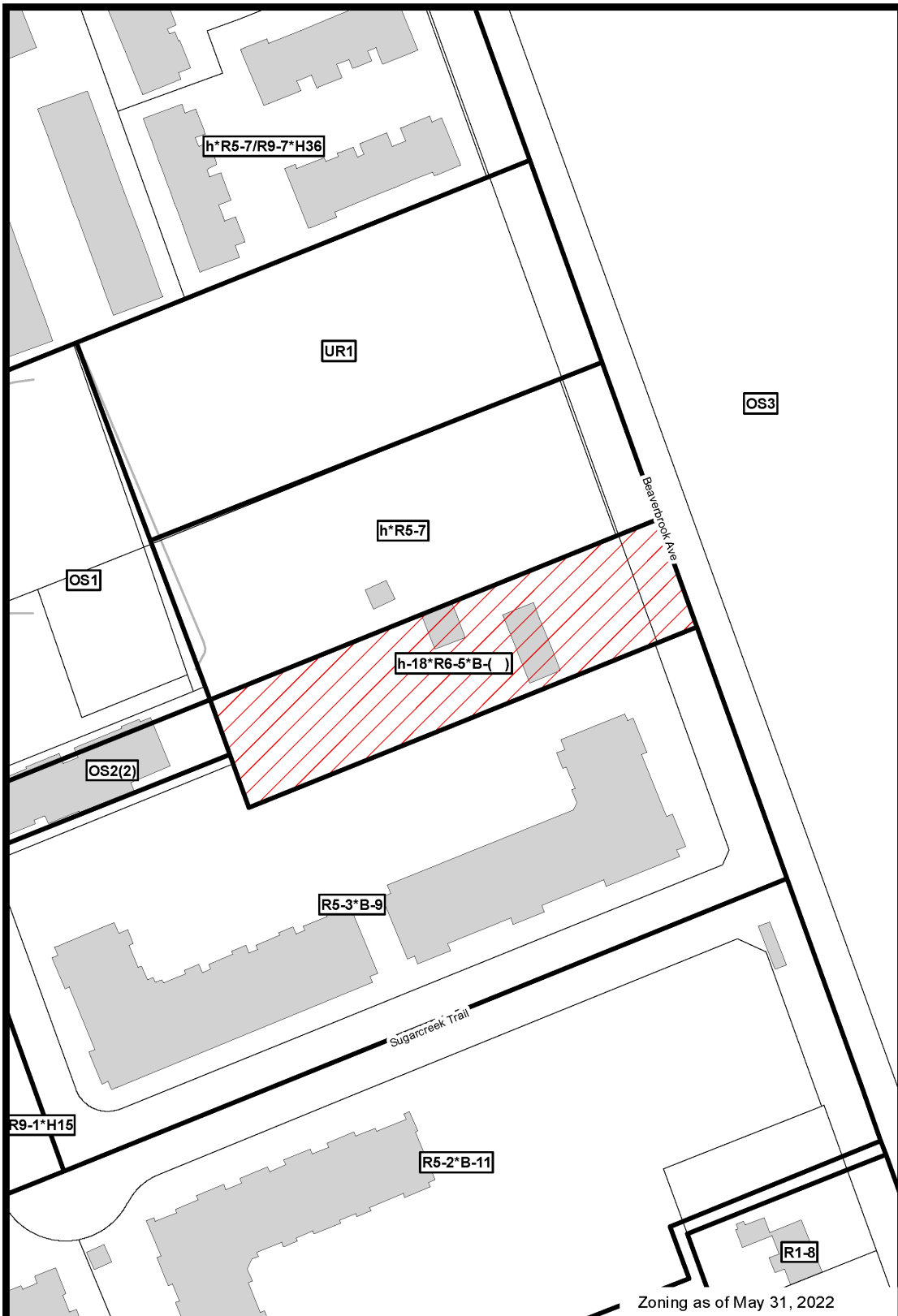
PASSED in Open Council on September 6, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 6, 2022
Second Reading – September 6, 2022
Third Reading – September 6, 2022

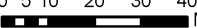
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9483
Planner: AR
Date Prepared: 2022/07/13
Technician: rc
By-Law No: Z.-1-

SUBJECT SITE 

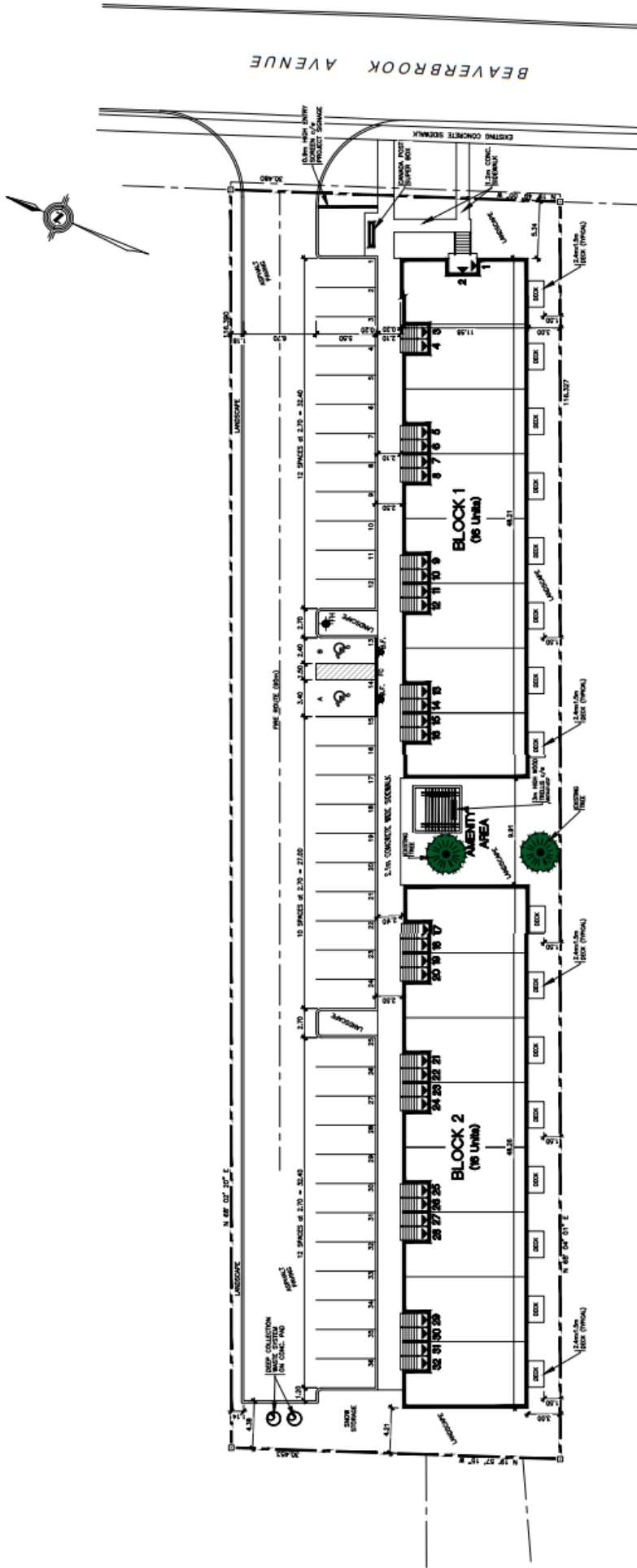
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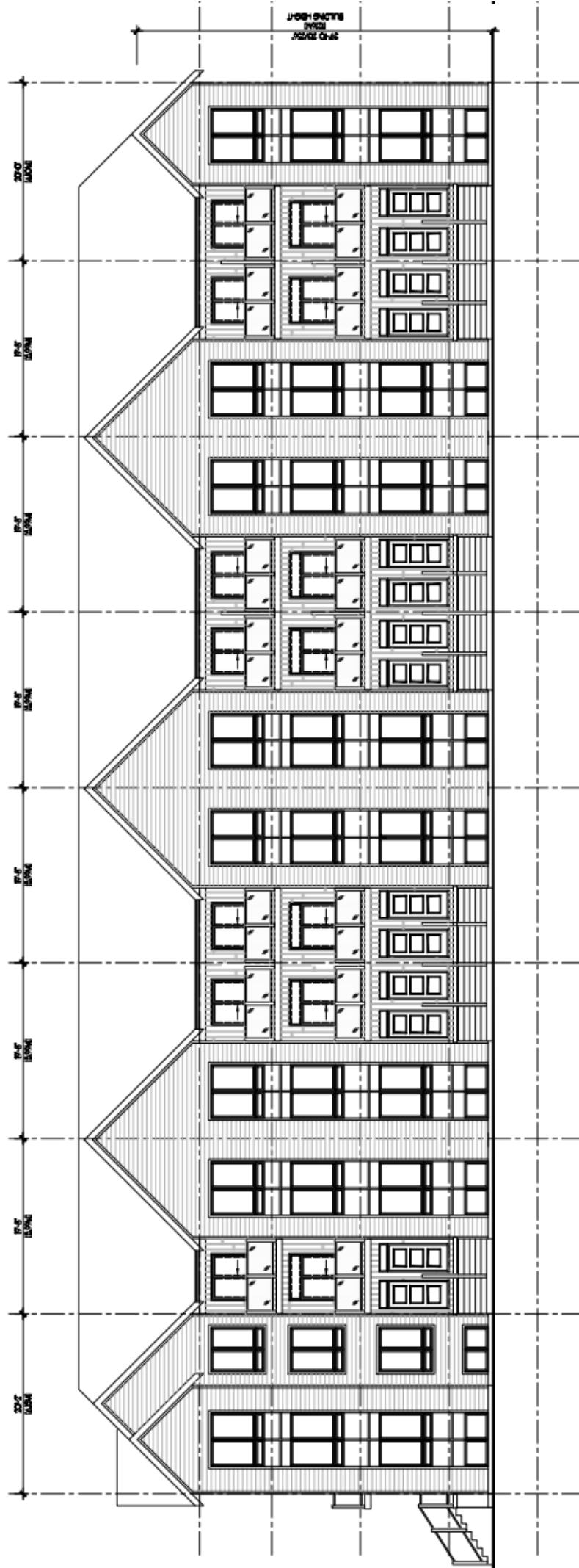
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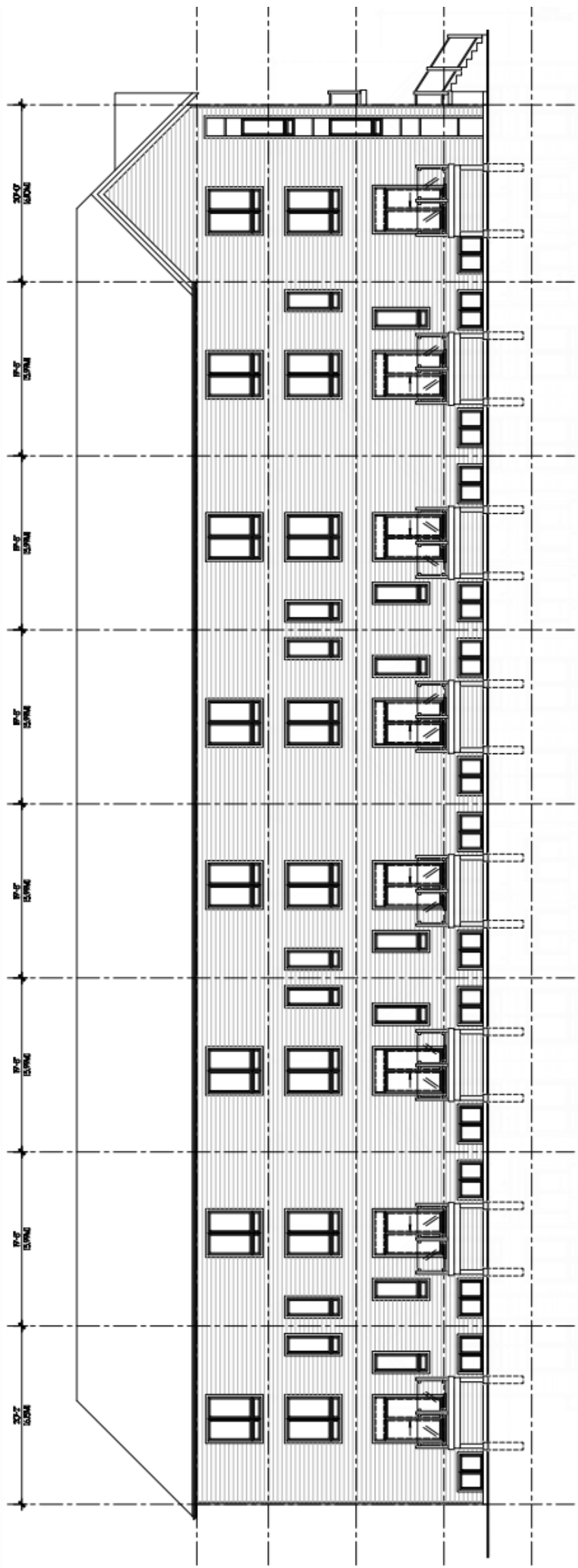


Schedule "1"

Note: Interior side yard to be changed to 4 metres.



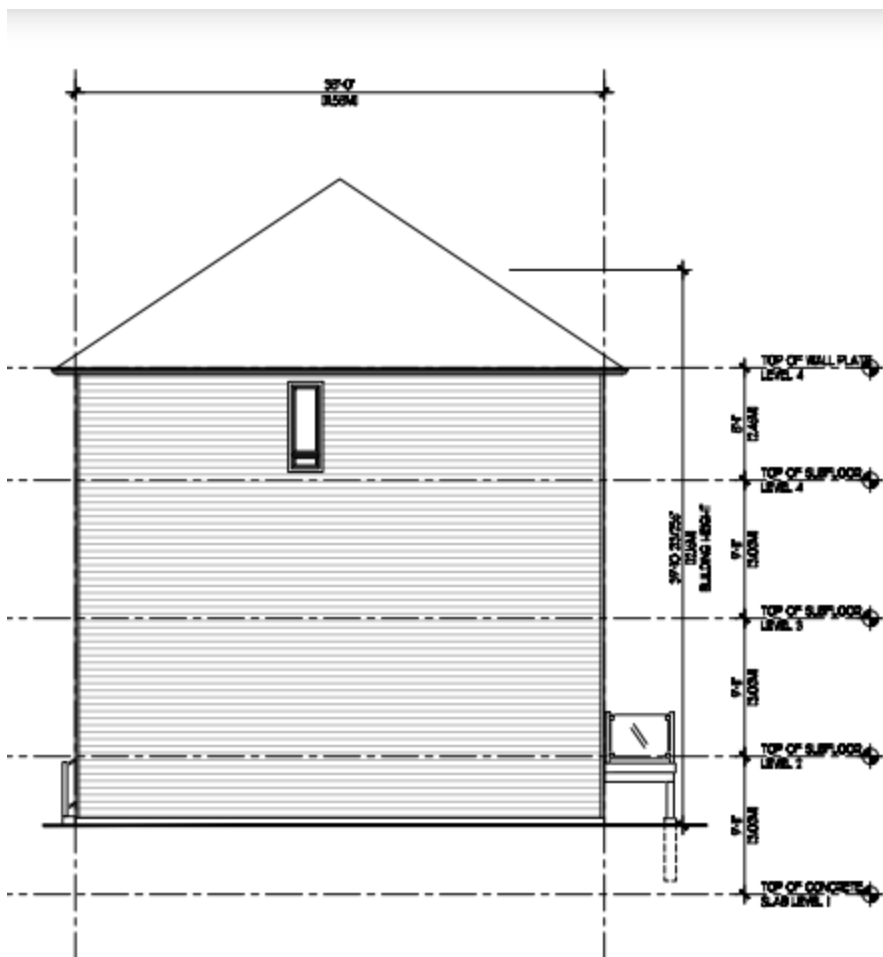




REAR (SOUTH) ELEVATION



STREET FACING (EAST) ELEVATION



RIGHT (WEST) ELEVATION