

Bill No. 353  
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 21-41 Meadowlily Road North and 20 Norlan Avenue.

WHEREAS Royal Premier Homes (2812347 Ontario Inc.) has applied to rezone an area of land located at 21-41 Meadowlily Road North and 20 Norlan 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 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 21-41 Meadowlily Road North and 20 Norlan Avenue, as shown on the attached map comprising part of Key Map No. A108, from a Residential R1 (R1-6) Zone to a Holding Residential R5 Special Provision Bonus (h-17\*h-100\*R5-7( )\*B- ) Zone.
- 2) Section 9.4 of the Residential R5 (R5-7) Zone of Zoning By-law Z-1 is amended by adding the following Special Provision:

R5-7( )            21-41 Meadowlily Road North and 20 Norlan Avenue

a) Regulation

i) Balcony Encroachment            4.26 metres  
(Exterior Side Yard)  
(Minimum)

- 3) Section 4.3 4) of the General Provisions of Zoning By-law Z-1 is amended by adding the following new Bonus Zone:

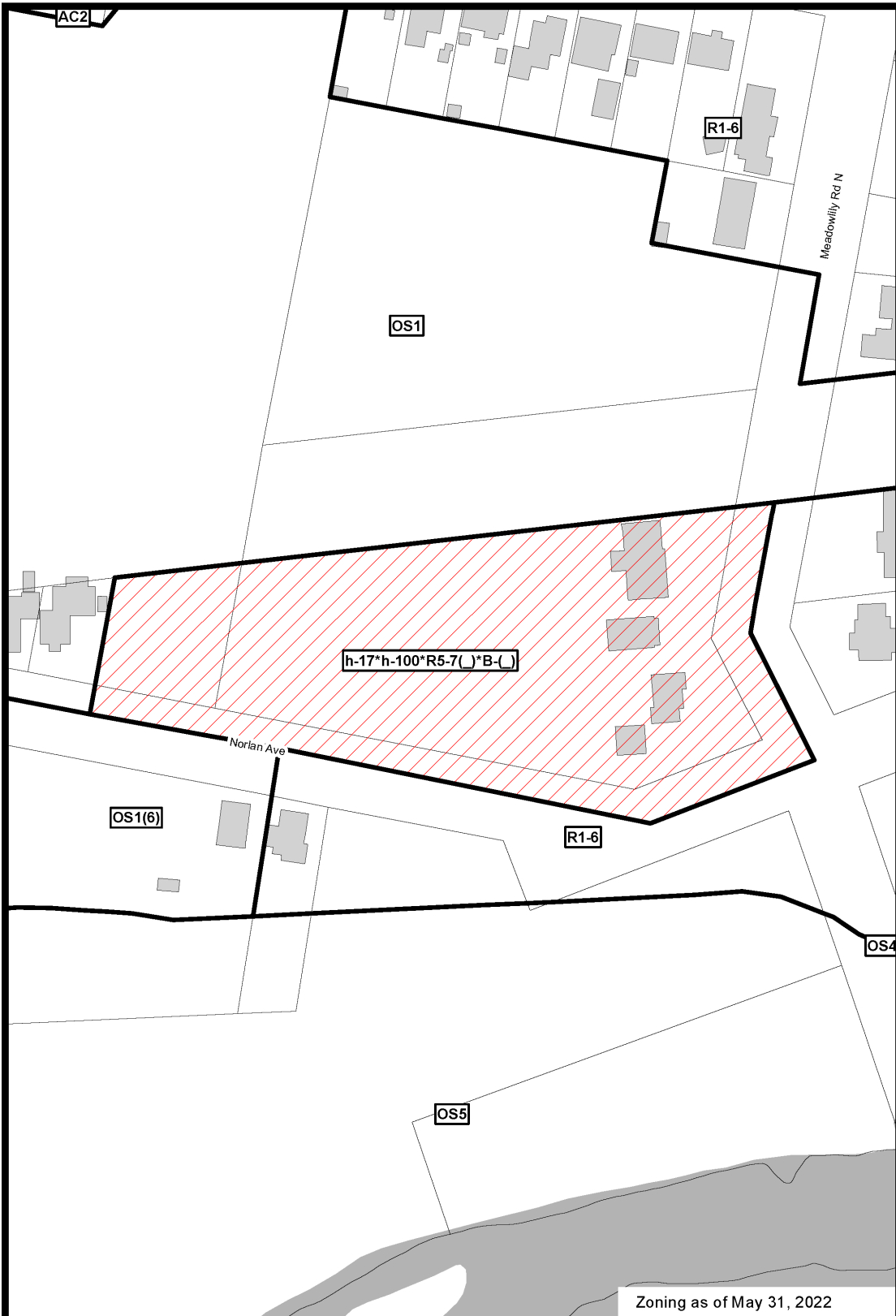
B-\_\_\_\_            21-41 Meadowlily Road North and 20 Norlan Avenue

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality stacked townhouse development at a maximum density of 91 units per hectare and a reduced parking requirement of 91 parking spaces which implements the Site Plan, Renderings and Views attached as Schedule "1" to the amending by-law and provides for the following:


- 1) Provision of Affordable Housing
  - i) A total of four (4) residential units will be provided for affordable housing; three, one bedroom units and one, two bedroom unit within two of the four proposed townhouse blocks with a maximum of two units in each building
  - 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; and,



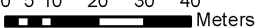
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: OZ-9500  
Planner: CP  
Date Prepared: 2022/07/18  
Technician: RC  
By-Law No: Z.-1-

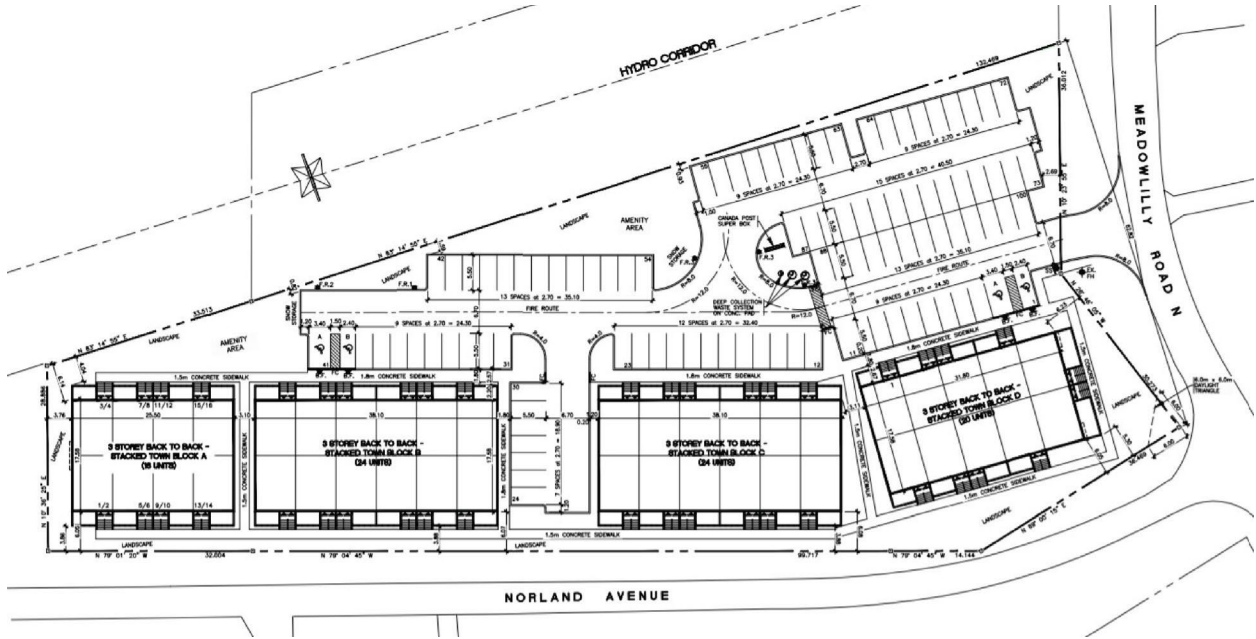
SUBJECT SITE 

1:1,250

0 5 10 20 30 40 Meters 



**Schedule "1"**



**Figure 1 - Site Plan**



**Figure 2 - Proposed Building Concept (One Building) at intersection of Norlan Avenue and Meadowlily Road North**