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 <u>attached</u> 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 <u>attached</u> 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,

- These conditions to be secured through an agreement registered on v) title with associated compliance requirements and remedies.
- 2) Common Amenity Space
  - Provide for an appropriately sized and located ground level outdoor amenity space for the number of residents anticipated.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement;

- Additional Permitted Use 1)
  - i) Stacked townhouses
- 2) Regulations

i) Density (Maximum) 91 units per hectare

ii) Parking (Minimum) 91 parking spaces

(1.13 spaces 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.

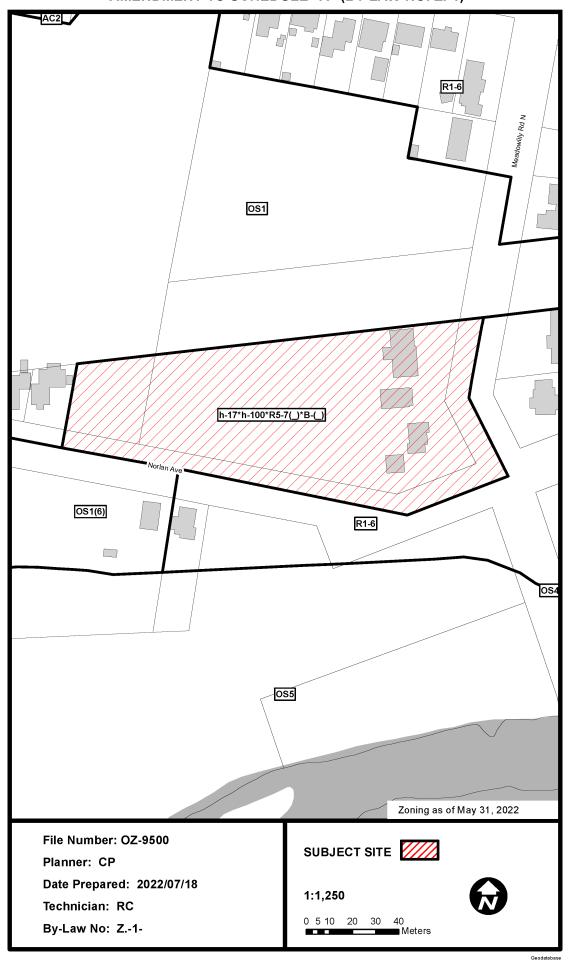
This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 6, 2022

Ed Holder Mayor

Michael Schulthess City Clerk

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



## Schedule "1"

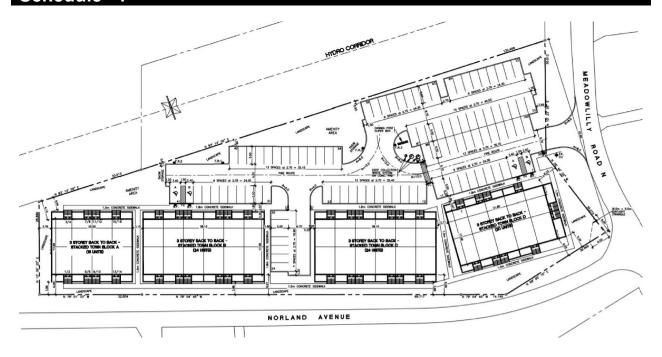


Figure 1 - Site Plan



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