

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)  
2013

By-law No. Z.-1-13\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 1057,  
1059, and 1061 Richmond Street

WHEREAS Romlex International Inc. has applied to rezone an area of land located at 1057, 1059, and 1061 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1057 Richmond Street, 1059 Richmond Street and 1061 Richmond Street, as shown on the attached map comprising part of Key Map No. A102 from a Neighbourhood Facility (NF1) Zone and a Residential R2 Special Provision (R2-2(9)) Zone to a Holding Neighbourhood Facility Special Provision Bonus (h-5\*Nf1( )\*B( )) Zone

1. Section Number 4 of the General Provisions of By-law No. Z.-1 is amended by adding the following Site Specific Bonus Provision:

4.3\_ (B( )) 1057 Richmond Street, 1059 Richmond Street, 1061 Richmond Street

Increased residential density, up to a total of 11 dwelling units within the existing building at 1061 Richmond Street, will be permitted by this bonus zone in return for heritage preservation by designating 1061 Richmond Street, under Section 29(1) of the Ontario Heritage Act, and also in return for enhanced landscaping and site design, by constructing a masonry wall, of no more than 1 metre (3.28 ft) in height, matching the materials and architectural character of the existing building located at 1061 Richmond Street, to provide for screening and the creation of a built street edge along the majority of the Richmond Street frontage and by allowing for no vehicular access to the site from the municipal laneway adjacent to the west. Site design will be in accordance with the conceptual site plan shown in the bonusing clause of any development agreement for this site.

- a) Permitted Uses:
- i) Dwelling units in existing church.
- b) Regulations
- i) Number of Dwelling Units (Maximum)

11 units
- ii) Number of bedrooms per dwelling unit (Maximum)

3
- iii) Number of 2-bedroom dwelling units (Minimum)

2
- iv) Parking Area Setback from east lot line (Minimum)

0m (0 feet)

- v) Parking Area Setback from west and south lot line (Minimum) 1.5m (4.9 feet)
- vi) Parking spaces (Minimum) 13
- vii) Landscape Open Space (Minimum) 30%
- viii) Density (Maximum) 61 units per hectare
- ix) The parking area shall be located south of the southernmost portion of the existing church building;
- x) Vehicular access to the public right-of-way abutting the west side of the subject site shall be prohibited;
- xi) Permitted uses are confined to the existing church building at 1061 Richmond Street on the date of the passing of the By-law.

2. Section 33 of the Neighbourhood Facility Zone of By-law No. Z.-1 is amended by adding the following Special Provision:

33.3\_ NF1( ) 1057, 1059 and 1061 Richmond Street

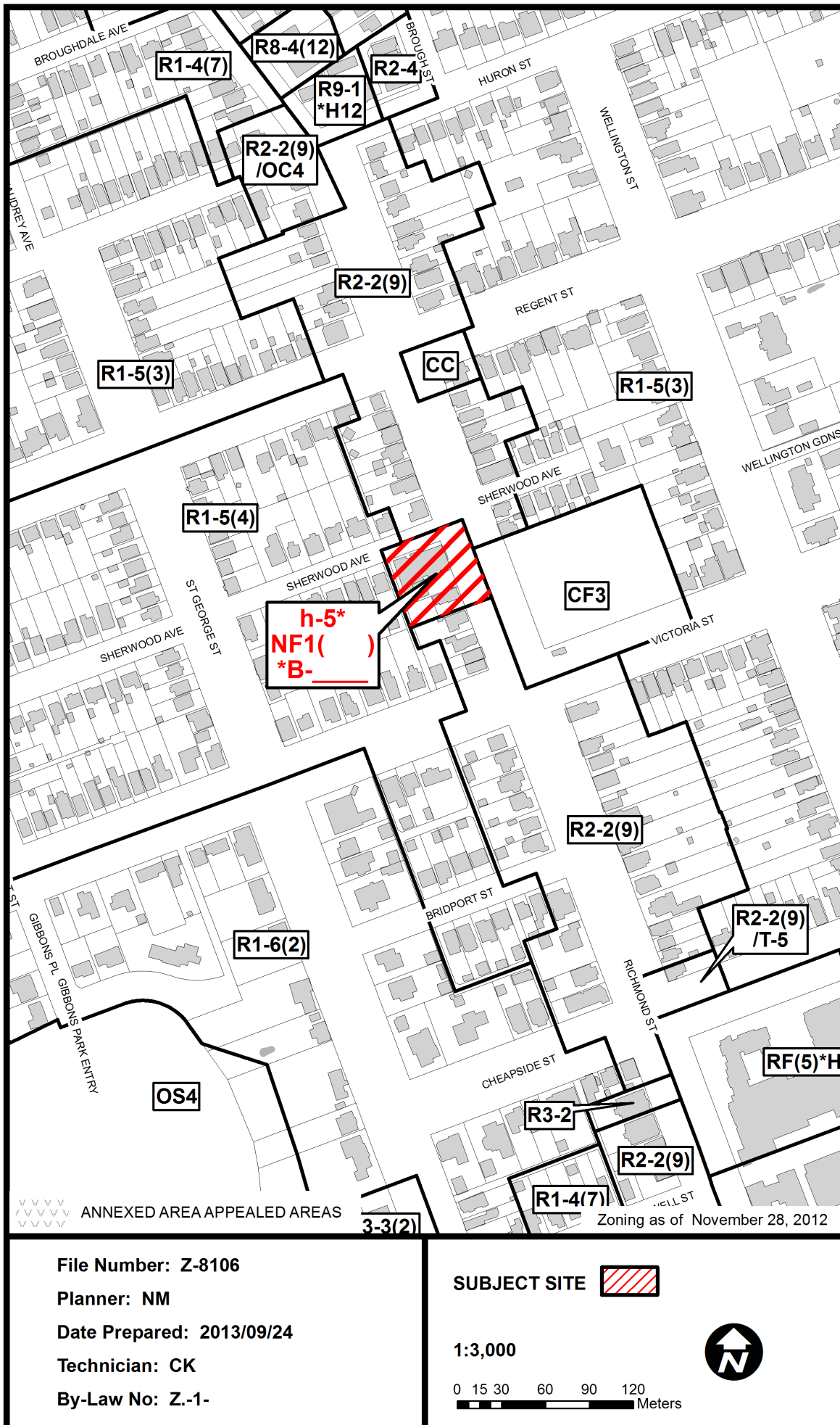
- a) Permitted Uses:
  - i) Dwelling units within existing church,
  - ii) Churches,
  - iii) Elementary schools, and
  - iv) Day care centres
- b) Regulations
  - i) Number of Dwelling Units (Maximum) 1 unit
  - ii) Parking Area Setback from east lot line (Minimum) 0m (0 feet)
  - iii) Parking Area Setback from west and south lot line (Minimum) 1.5m (4.9 feet)
  - iv) Landscaped Open Space (Minimum) 30%
  - v) The parking area shall be located south of the southernmost portion of the existing church building;
  - vi) Vehicular access to the public right-of-way abutting the west side of the subject site shall be prohibited;
  - vii) Permitted uses are confined to the existing church building at 1061 Richmond Street on the date of the passing of the By-law.

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.


**File: Z-8106**

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



Appendix “B” Conceptual Site Plan

