

Bill No. 262
2024

By-law No. Z.-1-24_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 1725-1737
Richmond Street

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the
Official Plan;

NOW 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 1725-1737 Richmond Street as shown on the attached
map **FROM** an Associated Shopping Area Commercial Special Provision
(ASA1(5)/ASA2(3)/ASA3(1)) Zone and an Associated Shopping Area Commercial
Special Provision (ASA1(5)/ASA2(3)/ASA3(15)) Zone **TO** a Business District
Commercial Special Provision (BDC1(*)) Zone and Business District Commercial
Special Provision (BDC1(**)) Zone.

2. Section Number 25.4 of the Business District Commercial (BDC) Zone is
amended by adding the following Special Provisions:

BDC1(*) 1725-1737 Richmond Street

a) Permitted Uses

i) All permitted commercial/office or community facility uses within
the BDC1 Zone, limited to the first and second floor of an
apartment building

b) Prohibited Uses

i) Commercial parking lots and commercial parking structures
ii) Uses with drive-through facilities

c) Regulations

i) Height (Maximum): 80.0m

ii) Density (Maximum): 725 units per hectare

iii) Richmond Street shall be deemed to be the front lot line

iv) Front Yard Depth (Minimum): 1.0m

v) Front Yard Depth (Maximum): 3.0m

vi) Rear Yard Depth (Minimum): 3.0m

vii) Ground floor height (Minimum): 4.0m

viii) Tower step-back above the 4th storey along Richmond Street
(Minimum): 5.0m

ix) Tower step-back above the 4th storey along the internal private
road to the north (Minimum): 6.5m

x) Tower step-back above the 4th storey along the south and west
facades of the building (Minimum): 4.5m

xi) Tower floor plate (Maximum): 1000.0m²

xii) Permit unlimited encroachments for balconies and canopies

xiii) The principal residential entrance and commercial uses shall
face Richmond Street

BDC1(**) 1725-1737 Richmond Street

a) Permitted Uses

- i) All permitted commercial/office or community facility uses within the BDC1 Zone, limited to the first and second floor of an apartment building

b) Prohibited Uses

- i) Commercial parking lots and commercial parking structures
- ii) Uses with drive-through facilities

c) Regulations

- i) Height (Maximum): 71.0m
- ii) Density (Maximum): 735 units per hectare
- iii) Residential Tower Separation above 8 storeys (Minimum): 25.0m
- iv) North Centre Road shall be deemed to be the front lot line
- v) Front Yard Depth (Minimum): 4.0m
- vi) Front Yard Depth (Maximum): 15.0m
- vii) Ground floor height (Minimum): 4.0m
- viii) Tower step-back above the 6th storey along North Centre Road (Minimum): 5.0m
- ix) Tower floor plate (Maximum): 1,000m²
- x) Permit unlimited encroachments for balconies and canopies
- xi) Principal entrance of the residential lobby shall face North Centre Road

3. This Amendment shall come into effect 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.

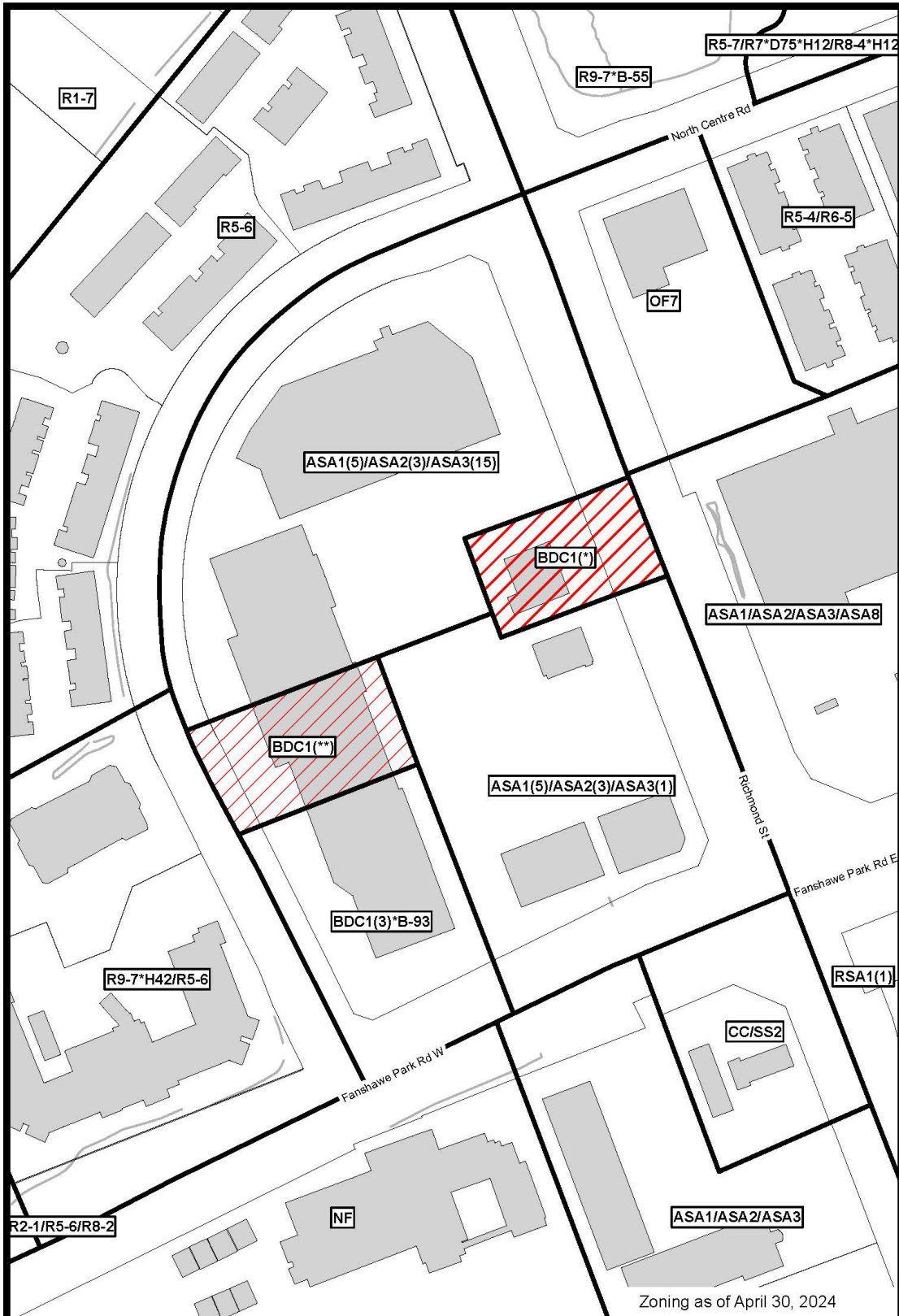
PASSED in Open Council on July 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – July 23, 2024
Second Reading – July 23, 2024
Third Reading – July 23, 2024

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



File Number: Z-9741
 Planner: AR
 Date Prepared: 2024/06/26
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 
 1:2,000
 0 10 20 40 60 80 Meters

