

Bill No. 91
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1643, 1649 and 1653 Richmond Street.

WHEREAS **The City of London** has applied to rezone an area of land located at 1643, 1649 and 1653 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 564 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 1643, 1649 and 1653 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, **from** a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone **to** a Holding Residential R9 Special Provision (h-5•h-(162)•h-55•R9-7(21)) Zone.

2. Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

h-(162) *Purpose:* To ensure that the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, established through the Official Plan and Zoning amendment review process, are implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and urban design principles identified in the Master Plan and Urban Design Guidelines to the satisfaction of the Director, Land Use Planning and City Planner prior to the removal of the h-(162) symbol.

Permitted Interim Uses: Existing Uses

3. Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following new Special Provision:

R9-7(21) 1643, 1649 and 1653 Richmond Street

- a) Permitted uses
- i) Cluster townhouses
 - ii) Apartment buildings
 - iii) Senior citizens apartment buildings
 - iv) Continuum-of-care facilities
- b) Regulations
- i) Lot Frontage (Minimum) 70.0 metres (229.6 feet)
 - ii) Lot Area (Minimum) 0.60 hectares (1.4 acres)
 - iii) Front Yard Depth (Maximum) 3.0 metres (9.8 feet) from the ultimate road allowance
 - iv) Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)
 - v) Exterior Side Yard Depth 3.0 metres (9.8 feet)

(Minimum)

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|---|--|
| v) Lot Coverage
(Maximum) | 45% |
| vi) Density
(Maximum) | 200 Units per Hectare
(80 units per acre) |
| vii) Bedrooms per dwelling unit
(Maximum) | 3 |
| viii) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard or provides vehicular access to Hillview Boulevard located in the required exterior side yard. | |

c) Additional Regulations for Apartment Buildings, Senior Citizen Apartment Buildings, and Continuum-of-Care Facilities

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|--|-----------------------------|
| i) Height
(first 25.0 metres of lot depth)
(Maximum) | 20.0 metres
(65.5 feet) |
| ii) Height (beyond the first
25.0 metres of lot depth)
(Maximum) | 15.0 metres
(49.2 feet) |
| iii) Setback from Rear Property Line
(Minimum) | 50.0 metres
(164.0 feet) |

d) Additional Regulations for Cluster Townhouses

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|---|----------------------------|
| i) Height
(Maximum) | 9.5 metres
(31.2 feet) |
| ii) Maximum height to be measured from grade to roof peak | |
| iii) Basement ceiling
height above grade
(Maximum) | 0.5 metres
(1.6 feet) |
| iv) Number of townhouse
dwelling units
(Maximum) | 8 |
| v) Number of vertically attached
townhouse dwelling units
(Maximum) | 4 |
| vi) Rear Yard Depth
(Minimum) | 15.0 metres
(49.2 feet) |

4. 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.

5. 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 January 28, 2014

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2014
Second Reading – January 28, 2014
Third Reading – January 28, 2014

