

Bill No. 122
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 100 Fullarton Street and 475 Talbot Street.

WHEREAS **Rygar Corporation Inc.** has applied to rezone an area of land located at 100 Fullarton Street and 475 Talbot 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:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 100 Fullarton Street and 475 Talbot Street, as shown on the attached map comprising part of Key Map No. A107, **from** a Downtown Area (DA2) Zone and a Holding Downtown Area (h-3•DA2•D350) Zone **to** a Downtown Area Bonus (DA1•D350•B-25) Zone.

2. Section Number 4.3 (Bonus Zones) of the General Provisions to By-law No. Z.-1 is amended by adding the following Site Specific Bonus Provision:

B-25 100 Fullarton Street and 475 Talbot Street

This bonus zone is intended to facilitate a development design which includes a 33-storey (108.15m tall) mixed-use apartment building; with a podium base accommodating commercial/retail space on the ground floor and a mix of structured parking, residential, and/or office space above the ground floor; which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:

- A point-tower building design which, with minor variations at the City's discretion (such variations may include the extension of the podium northward), matches the Site Plan, Elevations, Sections and Renderings shown in Schedule "1" attached to this amending by-law, and includes an architecturally differentiated base, middle and top:
 - With the base consisting of the portion of the façades between the ground floor and the top of the 6th floor with a maximum height of six (6) storeys; positioned at the front and exterior lot lines at the corner of Talbot Street and Fullarton Street; incorporating architectural detail which creates a prominence on the Talbot/Fullarton Street corner; including retail uses at street level abutting the Fullarton and Talbot Street frontages, with a minimum ceiling height of 3.6 metres and transparent glazing of at least 2.5 metres in height, for 60% or more of the frontages; with entrances to each retail unit provided, where possible, directly to the street, flush with the sidewalk grade; including permanent canopies or architectural elements projecting above pedestrian entrances at street level; and a mix of structured parking, residential, and/or office space above the ground floor; with any above-grade structured parking being screened with a variation in materials and colours;
 - With the middle portion consisting of the portion of the façades between the top of the base and the top of the 32nd floor; clad primarily in glass window-wall panels, and employing balcony design which creates articulation and variation in the facades; includes variation in the massing of the tower through building step-backs; with a combination of vegetated green roof and outdoor amenity space incorporated into the building step-backs and terraces;
 - With the top consisting of the portion of the façades above the top of the 32nd floor; employing building step-backs on the 33rd floor to provide for outdoor terraces; employing further step-backs above the 33rd floor to articulate the top of the building; using attractive materials and architectural design to screen all mechanical elements located above the 33rd floor; using high-quality building materials and incorporating

decorative lighting elements to create an aesthetically pleasing cap;

- 2-levels of below grade parking (minimum 65 spaces);
- Locating waste and recycling facilities within the proposed building screened from views of adjacent properties;
- Providing barrier-free access to all floors (to the extent feasible to facilitate access and use); and,
- The provision of public art.

The following regulations apply within the bonus zone:

i) Height (Maximum)	110.0 metres
ii) Density (Maximum)	1,155 units per hectare
iii) All Yard Setbacks (Minimum)	0.0 metres (From existing road allowance)

3. 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.

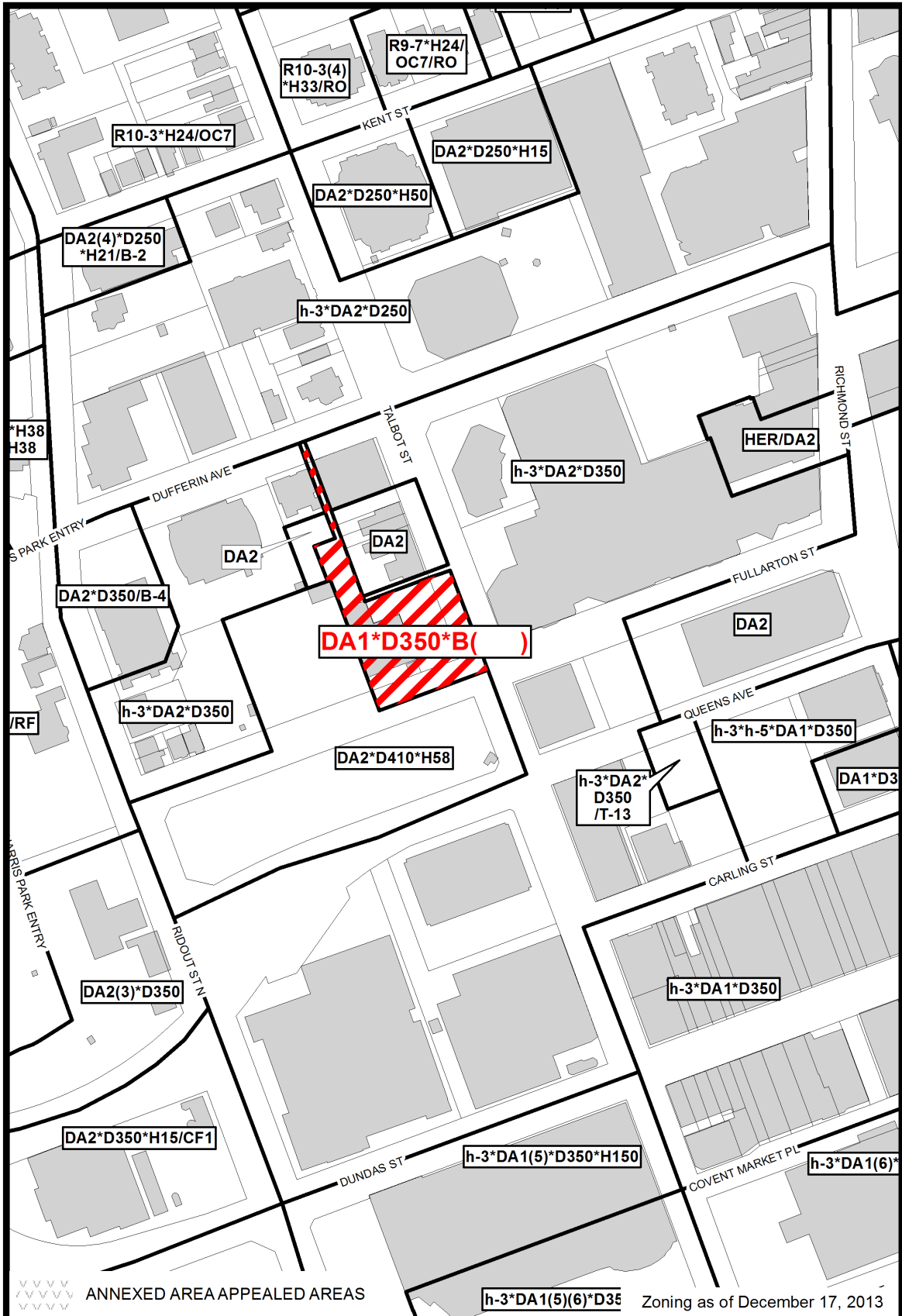
PASSED in Open Council on February 25, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – February 25, 2014
Second Reading – February 25, 2014
Third Reading – February 25, 2014

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



File Number: Z-8285

Planner: MD

Date Prepared: 2014/01/13

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE



1:2,300

0 10 20 40 60 80 Meters

