

Bill No. 328
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 96 Ridout Street South.

WHEREAS **Tricar Developments Inc.** has applied to rezone an area of land located at 96 Ridout Street South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning 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 96 Ridout Street South, as shown on the attached map compromising part of Key Map No. A107, **from** a Community Facility (CF3) Zone **to** a Residential R9 Bonus (R9-7•B()) 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() 96 Ridout Street South

This bonus zone is intended to facilitate a development design which includes a 22-storey (72m tall) residential apartment building; with a 3-storey podium base accommodating eight apartment units and structured parking; with the street-facing podium facades designed to appear as stacked townhouses; and up to 183 residential apartment units in the apartment tower from floors 4 to 22; which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:

- A building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, matches the Site Plan, Roof Top Terrace Plan, and Elevation Drawings shown in Schedule "1" of the 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 3rd floor; positioned toward the front lot line along Ridout Street, generally in line with the established street wall; incorporating architectural detail which creates a prominence on the Ridout Street frontage; including apartment units which appear as "stacked townhouses" along the street-facing facade; with entrances to each "stacked townhouse" unit provided directly to the street; including architectural elements projecting above pedestrian entrances at street level; and above-grade structured parking which is screened with a variation in materials and colours; with specific architectural detail provided to pronounce the primary building entrance along the northern building facade to accentuate the entrance;
 - With the middle portion consisting of the portion of the façades between the top of the base and the top of the 20th floor; including two separate columns of glazed window-wall on both the north and south facades, and, one column on both the east and west facades; employing balcony design which creates articulation and variation in the facades; includes substantial tower step-backs at the 4th floor; with an outdoor terrace on the 4th floor which includes a combination of soft landscaping, passive amenity space, communal gardens, and vegetated green roofing;
 - With the top consisting of the portion of the façades above the top of the 20th floor; employing building step-backs on the 21st floor to provide for outdoor terraces; employing further step-backs above the 21st floor to articulate the top of the building; using window-wall columns to break up the visual massing of the facades; using attractive materials and architectural details to screen all mechanical elements located above the 22nd floor; using high-quality building materials and incorporating

decorative lighting elements to create an aesthetically pleasing cap;

- Locating waste and recycling facilities within the proposed building screened from views of adjacent properties; and
- Providing barrier-free access to all floors (to the extent feasible to facilitate access and use);

The following regulations apply within the bonus zone:

i) Height (Maximum)	73.0 metres	(239.5 feet)
ii) Density (Maximum)	322 units per hectare	(130 units per acre)
iii) Front Yard Setback For Podium Component of Building (Minimum)	5.5 metres	(18.0 feet)
iv) Front Yard Setback For Tower Component of Building (Minimum)	10.9 metres	(35.8 feet)
v) South Interior Yard Setback (Minimum)	4.6 metres	(15.1 feet)
vi) North Interior Yard Setback for Podium Component of Building (Minimum)	6.4 metres	(21.0 feet)
vii) North Interior Yard Setback for Tower Component of Building (Minimum)	19.2 metres	(63.0 feet)
viii) Landscaped Open Space (%) (Minimum)	17.0	
ix) Lot Coverage (%) (Maximum)	56.0	

3. 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.

4. 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.

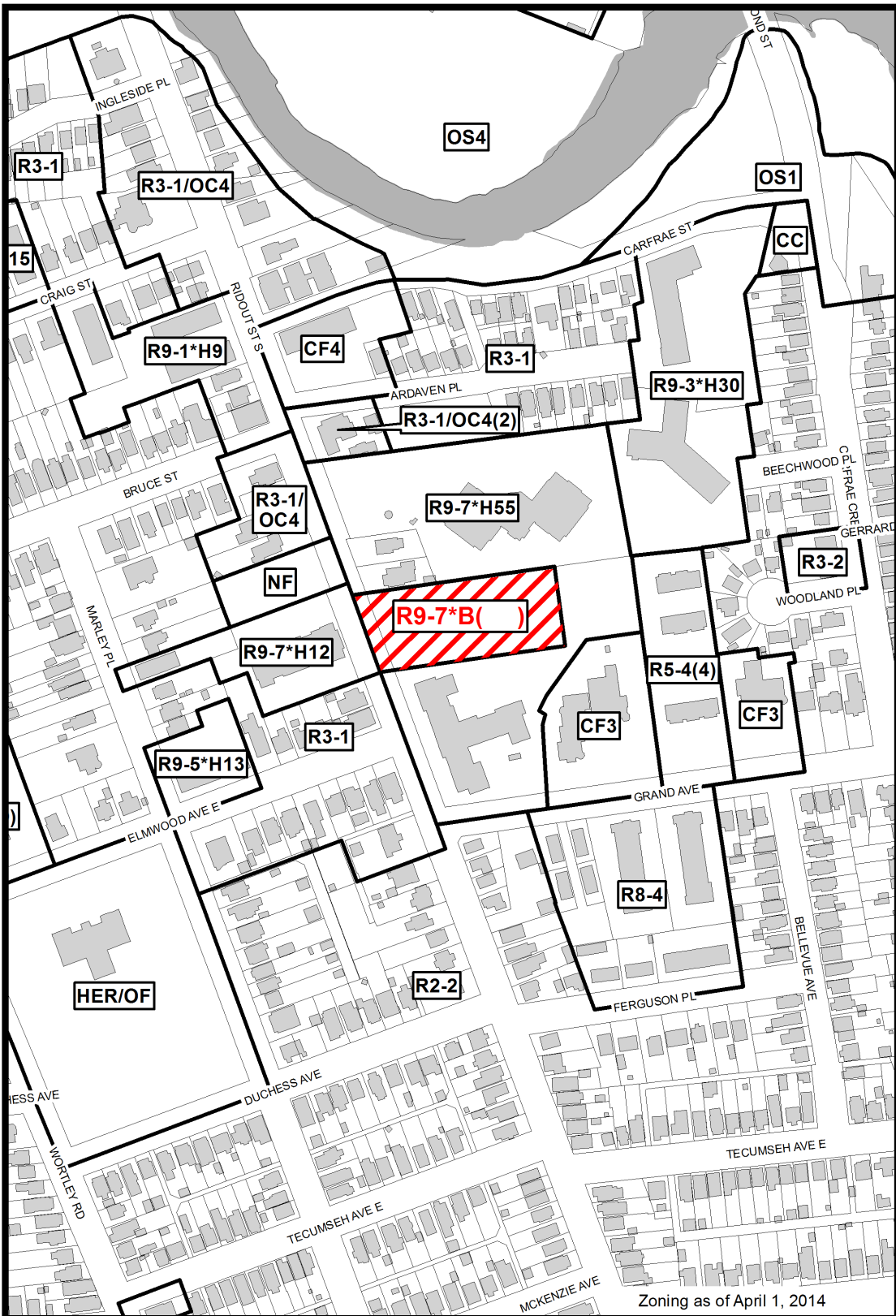
PASSED in Open Council on June 24, 2014.

Mayor

Catharine Saunders
City Clerk

First Reading – June 24, 2014
Second Reading – June 24, 2014
Third Reading – June 24, 2014

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



File Number: Z-8332

Planner: MD

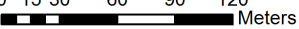
Date Prepared: 2014/05/07

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE 

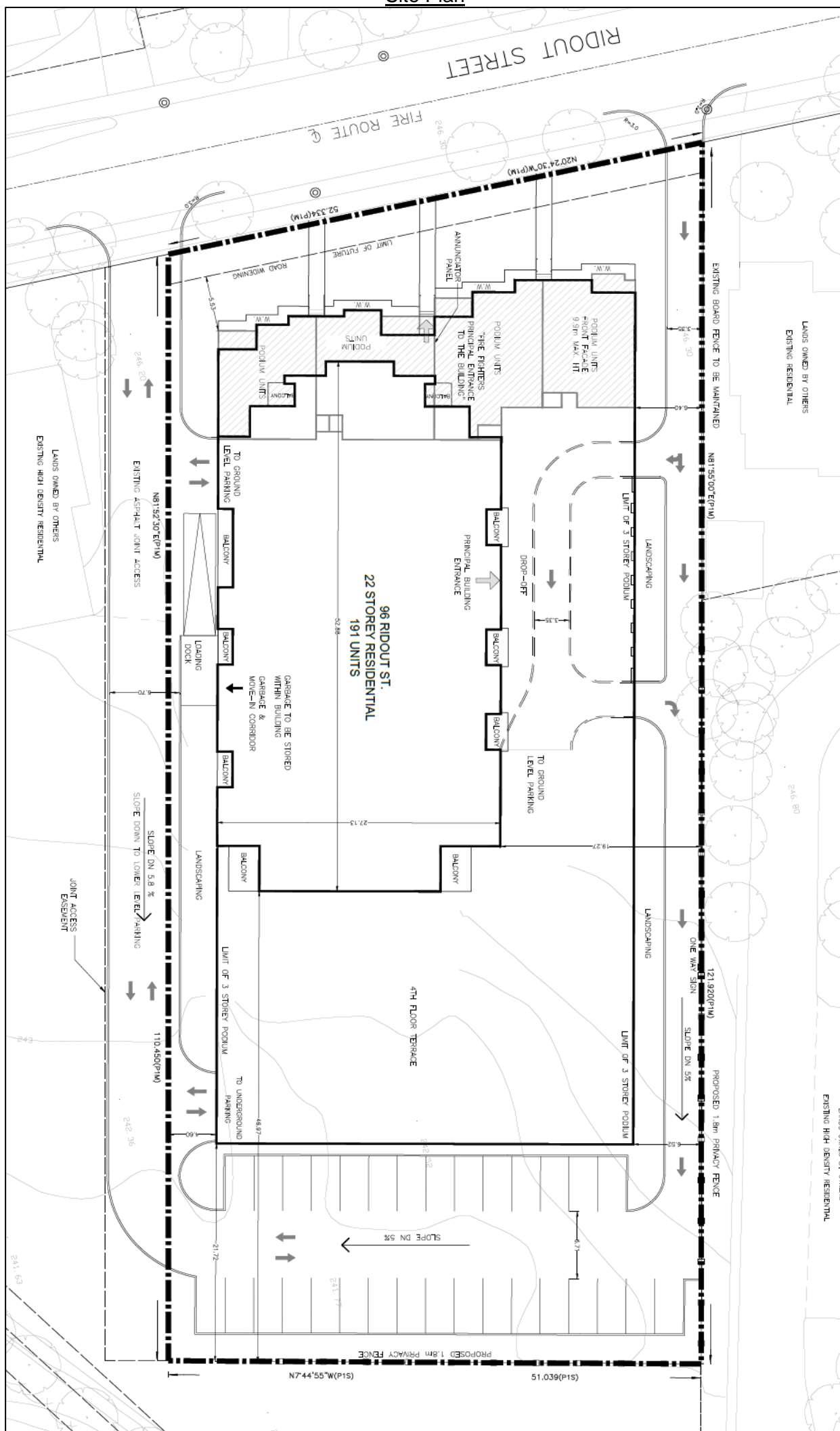
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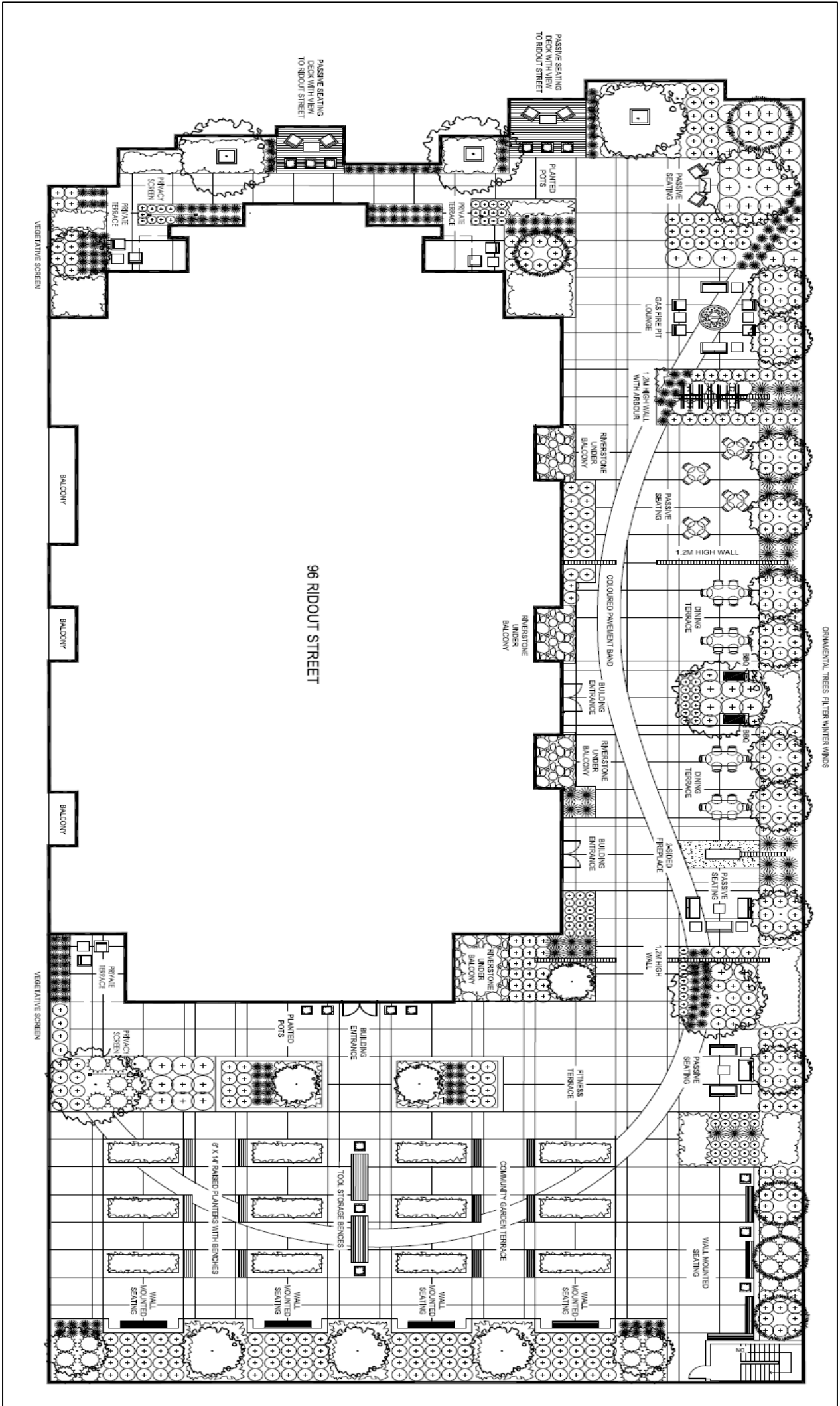


Schedule "1"

Site Plan



Roof Top Terrace Plan



North Elevations

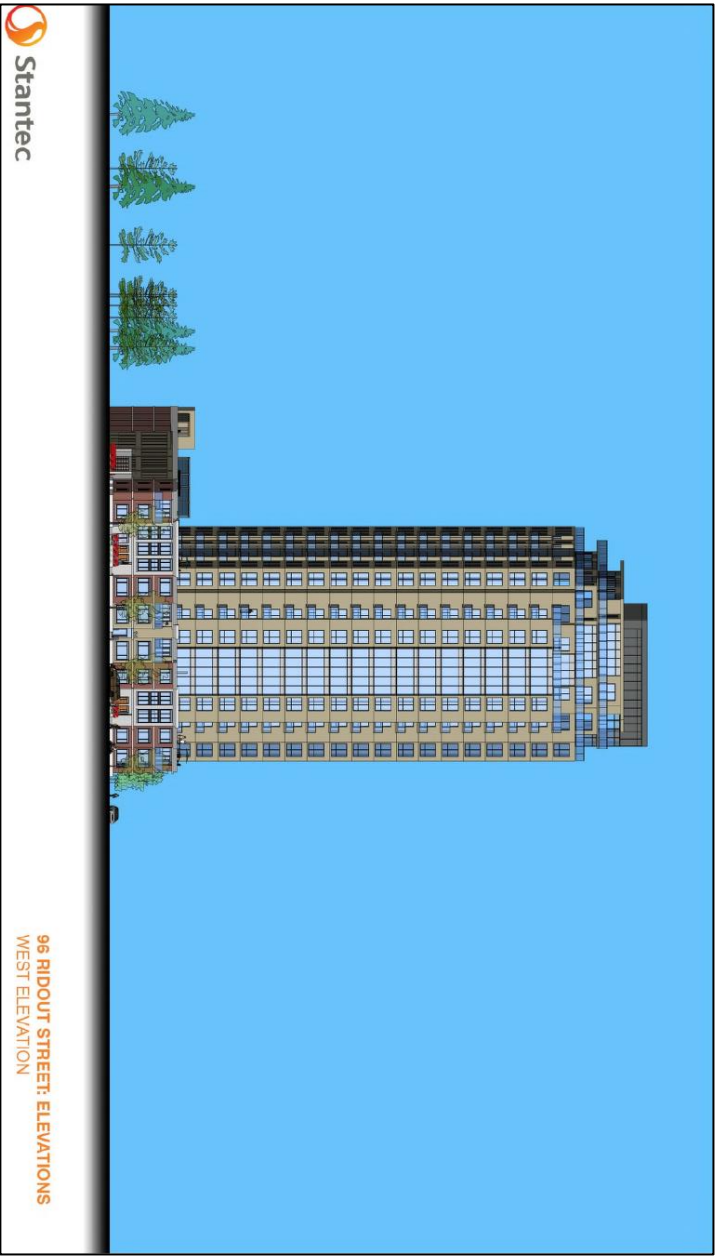




South Elevations





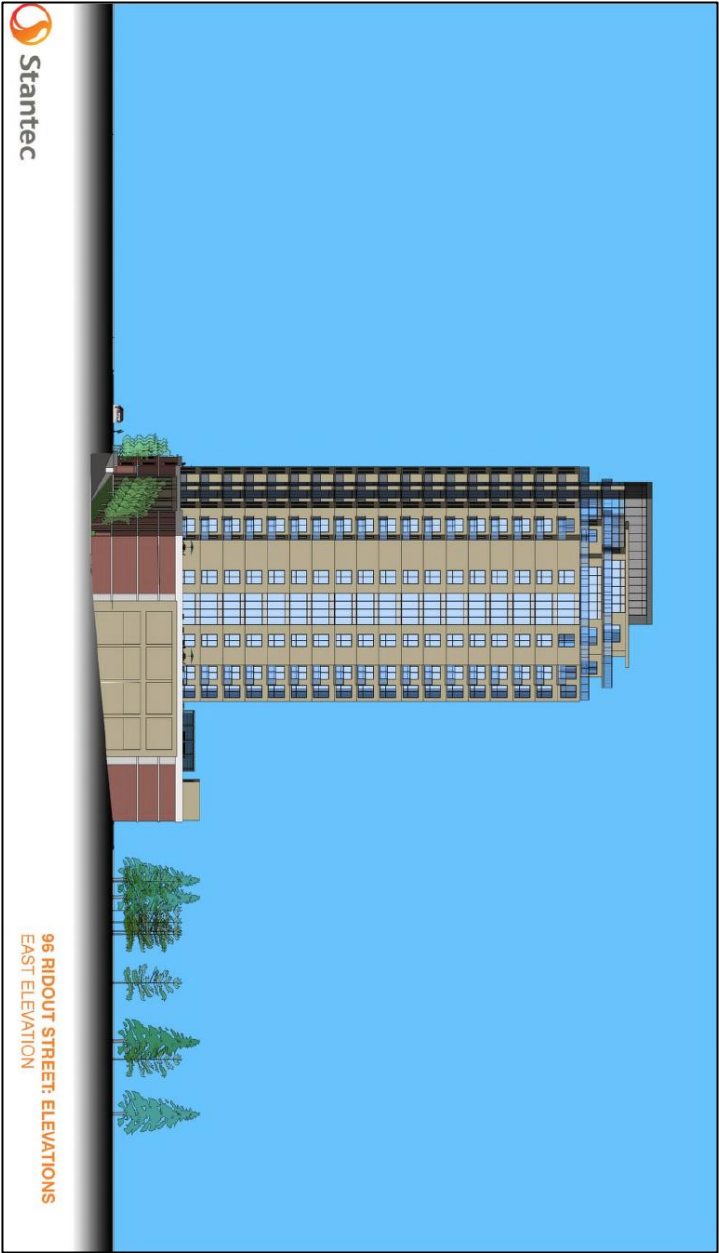


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96 RIDOUT STREET: ELEVATIONS
WEST ELEVATION



96 RIDOUT STREET: FRONT ELEVATION AT STREET LEVEL.
PERSPECTIVE FROM RIDOUT STREET LOOKING NORTHEAST



96 RIDOUT STREET: ELEVATIONS
EAST ELEVATION