

Bill No. 467
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 321 Central Avenue and 585 & 581 Waterloo Street.

WHEREAS **2386225 Ontario Ltd.** has applied to rezone an area of land located at 321 Central Avenue and 585 & 581 Waterloo Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number _____ 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 321 Central Avenue and 585 & 581 Waterloo Street, as shown on the attached map comprising part of Key Map No. A107, **from** an Office Residential Special Provision (OR(1)•D75•H12) Zone and a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone **to** an Office Residential Special Provision Bonus (OR(1)•D75•H12•B(___)) Zone and a Residential R3 Special Provision/Office Conversion Bonus (R3-2(6)/OC2•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(____) 321 Central Avenue and 585 & 581 Waterloo Street

This bonus zone is intended to facilitate a development design which includes a 6-storey (20m tall) residential apartment building with a maximum of 35 residential apartment units and underground parking and 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, is generally consistent with the Site Plan and Illustrations 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 facades between the ground floor and the top of the 3rd floor; positioned at, or near, the front and exterior lot lines along Waterloo Street and Central Avenue, generally in line with the established street wall; incorporating architectural detail which creates a prominence at the corner of Waterloo Street and Central Avenue; including apartment units which appear as "townhouses" spanning the length of both the Waterloo Street and Central Avenue street-facing facades; with individual entrances to each "townhouse" unit provided directly to the street; including architectural elements or canopies projecting above pedestrian entrances at street level; including patios and/or amenity space in front of each "townhouse" unit; with specific architectural detail provided to pronounce the primary building entrance along the northern building façade and accentuate the entrance;
 - With the middle portion consisting of the portion of the facades between the top of the base and the top of the 4th floor; including building step-backs at the 4th floor with outdoor terraces provided which may include a combination of soft landscaping, passive amenity space, and vegetated green roofing;

- With the top consisting of the portion of the facades above the top of the 4th floor; employing building step-backs on the 5th floor to provide for outdoor terraces; incorporating an internal communal amenity space with the exterior facades comprised of primarily transparent glazing in order to provide for views into and out of the building to animate the upper floors of the building; using attractive materials and architectural details to screen all mechanical elements located above the 6th floor;
- Locating waste and recycling facilities within the proposed building screened from views of adjacent properties and the public realm;
- Locating all parking facilities below grade within the proposed building screened from views of adjacent properties and the public realm;
- Providing barrier-free access to all floors (to the extent feasible to facilitate access and use);
- Reclamation of suitable building materials such as windows, doors, mouldings, columns, bricks, etc. for potential reuse in the new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time is required.

The following regulations apply within the bonus zone:

a) Permitted Uses:

Apartment Buildings

b) Regulations:

i)	Lot Area (Min.)	1,600m ² (0.4 ac.)
ii)	Lot Frontage (Min.)	40m (131 ft.)
iii)	Front Yard Depth (Min.)	0.0m (0 ft.) (From existing road allowance)
iv)	Interior Side Yard (Min.)	9.3m (30.5 ft.)
v)	Exterior Side Yard Depth (Min.)	0.0m (0 ft.) (From existing road allowance)
vi)	Rear Yard Depth (Min.)	0.0m (0 ft.)
vii)	Landscaped Open Space (Min.)	25%
viii)	Lot Coverage (Max.)	55%
ix)	Height (Max.)	20m (66 ft.)
x)	Density (Max.)	210 Units Per Hectare

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.

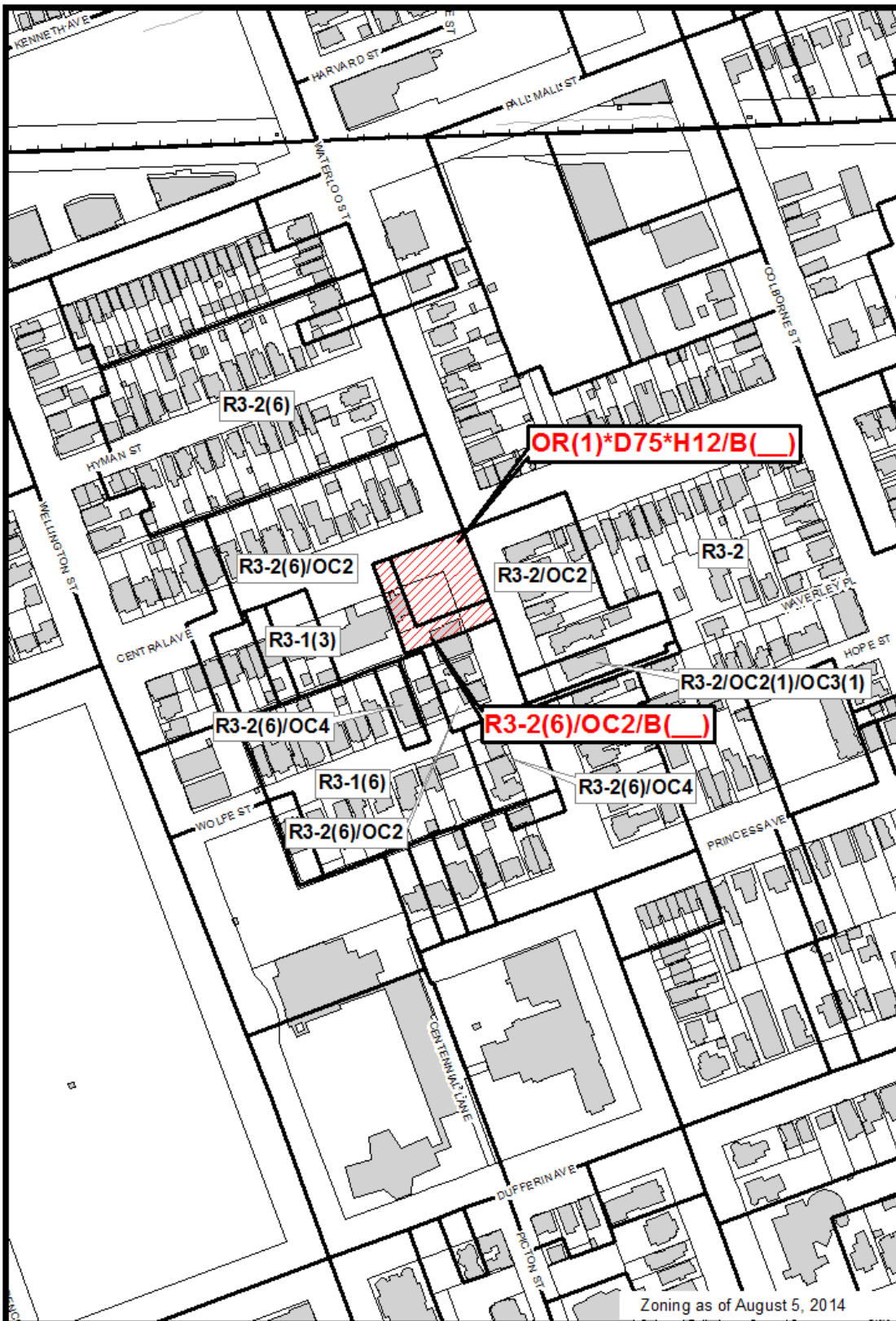
PASSED in Open Council on September 30, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – September 30, 2014
Second Reading – September 30, 2014
Third Reading – September 30, 2014

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



Zoning as of August 5, 2014


File Number: OZ-8371

Planner: MD

Date Prepared: 2014/08/14

Technician: ZZ

By-Law No: Z.-1-

SUBJECT SITE 

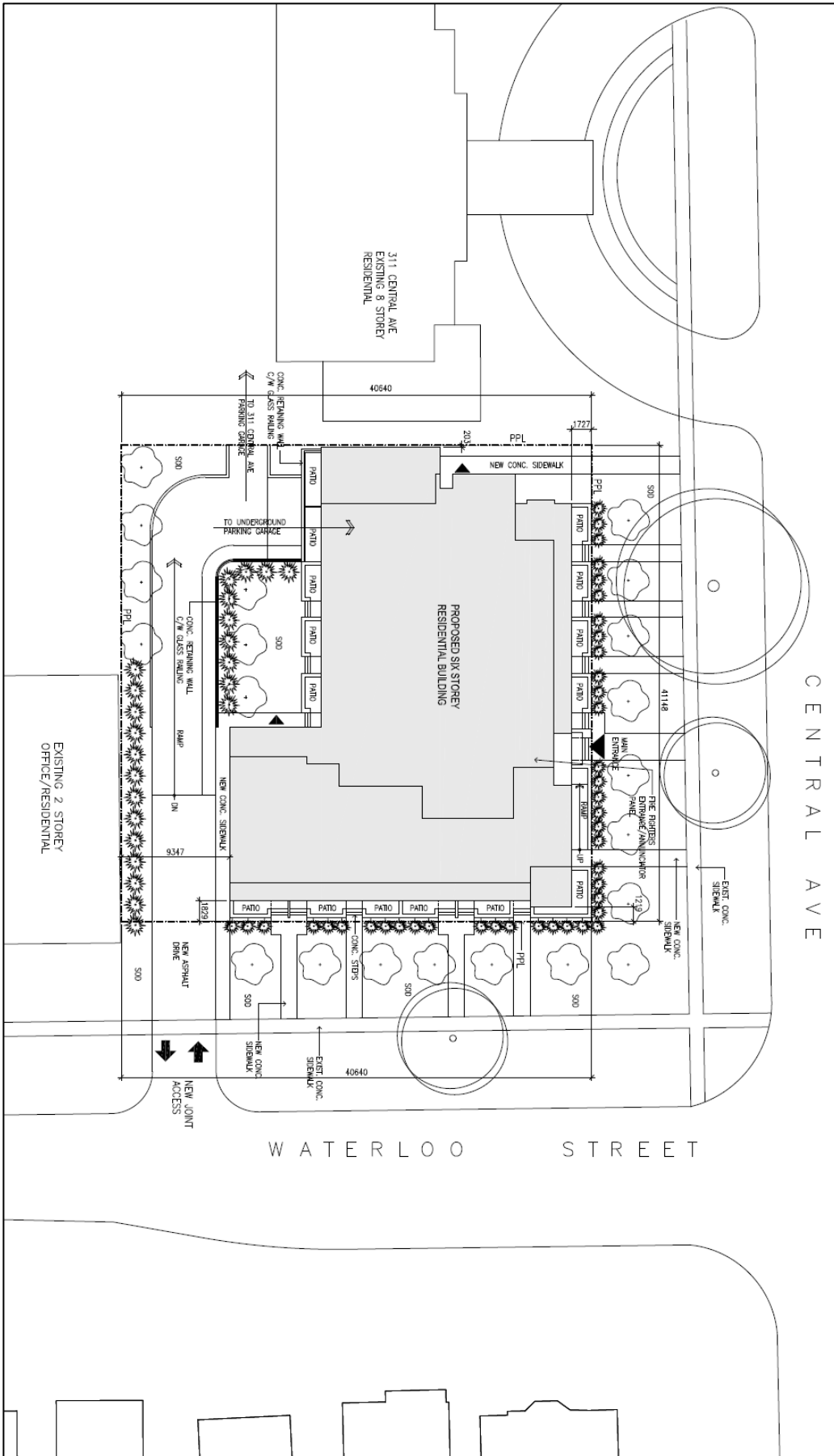
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0 15 30 60 90 120 Meters



Schedule "1"

Site Plan



Schedule "1"

Illustrations



Schedule "1"



Schedule "1"

