

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 **Richmond Medical Centre Inc.** 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 _____ 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-55•h-(____)•R9-7(____)) Zone and a Holding Residential R9 Special Provision (h-5•h-(____)•R9-7(____)) 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-(____) *Purpose:* To ensure that the *Conceptual Block Development Plan*, established through the Official Plan and Zoning amendment review process and attached as Schedule "1" to the amending by-law, is implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and design principles identified in the *Conceptual Block Development Plan* to the satisfaction of the Managing Director, Land Use Planning and City Planner prior to the removal of the h-(____) symbol.

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

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

a) Regulations applicable to and measured based on R9-7(____) Zone Boundaries:

- | | | |
|------|-----------------------------------|---|
| i) | Density (Max.) | 200 Units Per Hectare (80 units per acre) |
| ii) | Lot Coverage (Max.) | 45% |
| iii) | Front Yard Depth (Max.) | 3m (10 ft.) |
| iv) | Bedrooms per dwelling unit (Max.) | 3 |
| v) | Rear yard depth | 15m (49 ft.) |
| vi) | Parking for residential uses | 0.8 spaces/unit |

b) Regulations for 1643 and 1649 Richmond Street:

- i) Permitted uses:
Apartment Buildings
Cluster Townhouses
- ii) Frontage (Min.) 50m (165 ft.)
- iii) Lot Area (Min.) 0.4ha (1 acre)
- iv) Interior Yard Depth (Min.) 3m (10 ft.)
- v) 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 where access to an underground parking garage is necessary in a required side yard.

Additional regulations for Apartment Buildings:

- i) Height (Max.) (first 25.0 metres of lot depth) 20.0 metres (65.5 ft.)
- ii) Height (Max.) (beyond the first 25.0 metres of lot depth) 15.0 metres (49.2 ft.)
- iii) Setback from Rear property line (Min.) 50.0 metres (164 ft.)

Additional regulations for Cluster Townhouses:

- i) Height (Max.) 9.5 metres (31.2 ft.)
- ii) Maximum height is to be measured from grade to roof peak.
- iii) Basement ceiling height above grade (Max.) 0.5 metres (1.6 ft.)
- iv) Number of townhouse dwelling units (Max.) 6
- v) Number of vertically attached dwelling units (Max.) 4

c) Regulations for 1653 Richmond Street:

- i) Permitted uses:
Apartment buildings
Medical/Dental Offices on ground floor of an apartment building
- ii) Frontage (Min.) 20m (66 ft.)
- iii) Lot Area (Min.) 0.16ha (0.4 acres)
- iv) Interior Yard Depth (Min.) 3m (10 ft.)

- v) Exterior Yard Depth (Min.) 0.0m (0.0 ft.)
- vi) 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 interior side yard, where access to an underground parking garage is necessary in a required interior side yard, where a common driveway provides vehicular access to Hillview Boulevard in the required exterior side yard, or where a vestibule structure is required to provide secondary entrance to an underground parking structure in accordance with the Ontario Building Code in the required rear yard.

Additional regulations for Apartment Buildings

- i) Height (Max.) (first 25.0 metres of lot depth) 20.0 metres (65.5 ft.)
- ii) Height (Max.) (beyond the first 25.0 metres of lot depth) 17m (56 ft.)
- iii) Setback from rear property line (Min.) 50.0m (164 ft.)

Additional regulations for Medical/Dental Offices:

- i) Gross Floor Area (Max.) 430m² (4,630 ft²)
- ii) Parking 1 space/15m² GFA

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.

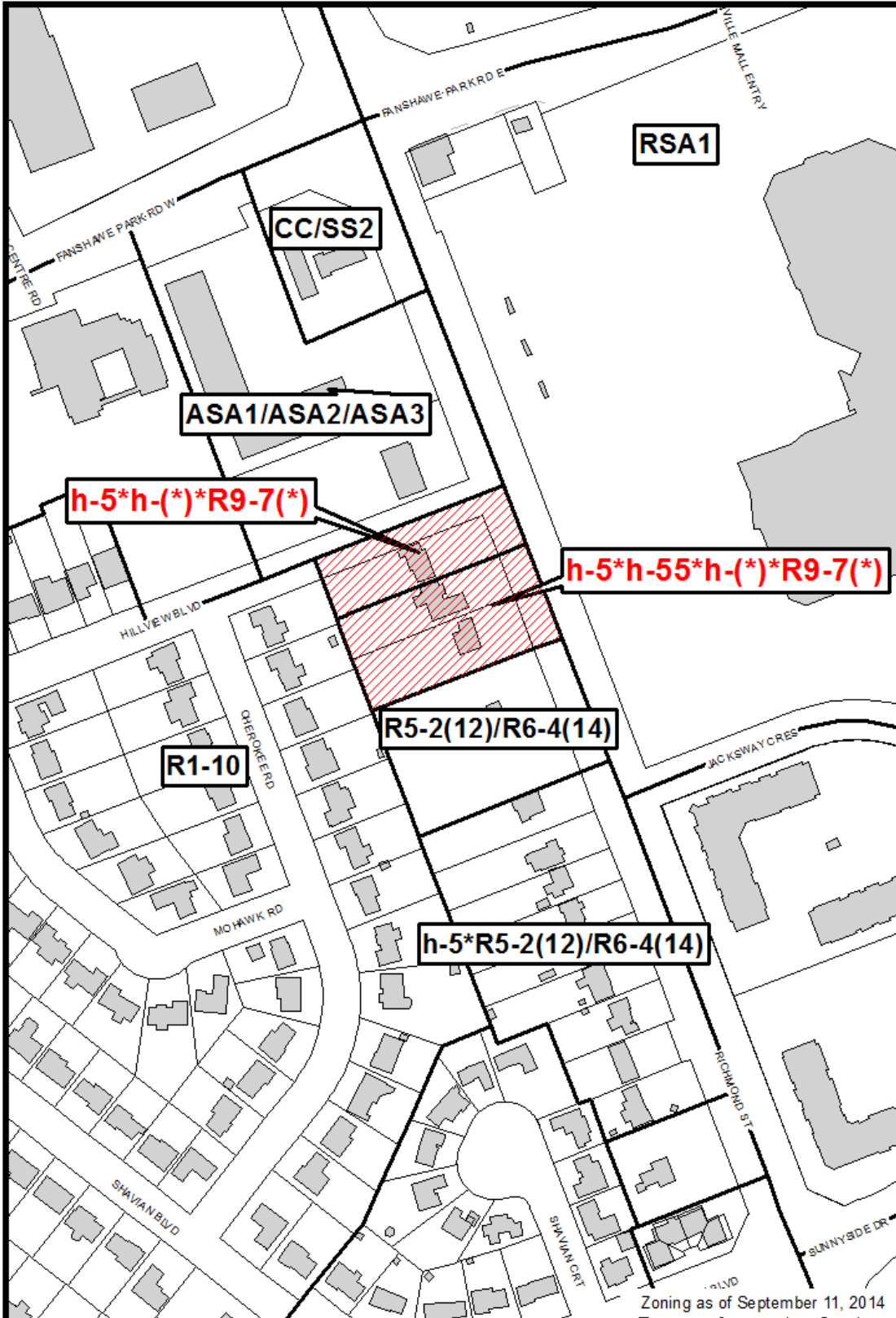
PASSED in Open Council on October 14, 2014.



J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – October 14, 2014
Second Reading – October 14, 2014
Third Reading – October 14, 2014

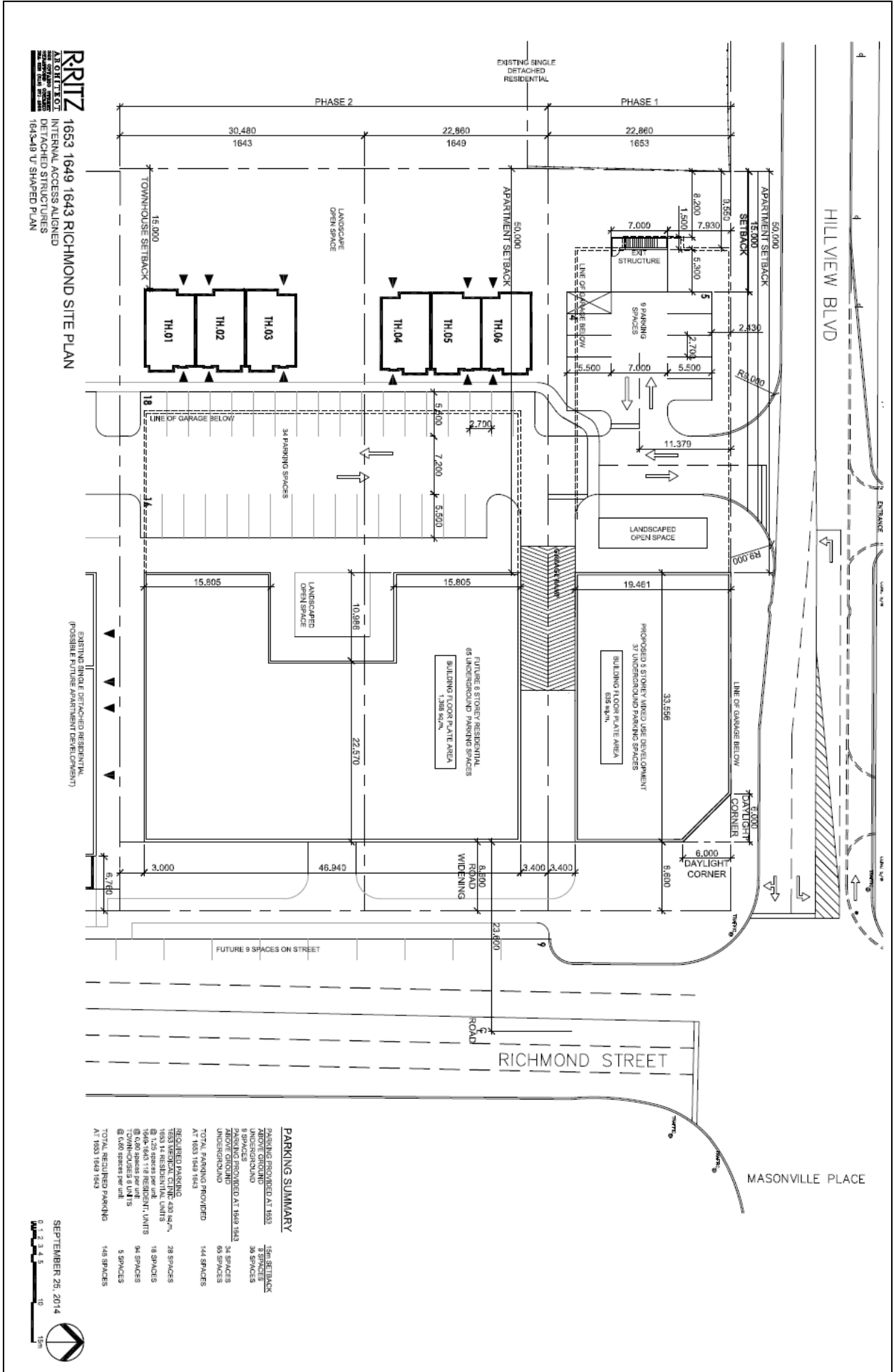
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: OZ-8310 Planner: MD Date Prepared: 2014/09/16 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p> 
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Schedule "1"

Conceptual Block Development Plan – Site Plan



RITZ 1653 1649 1643 RICHMOND SITE PLAN
 1653 1649 1643 RICHMOND SITE PLAN
 INTERNAL ACCESS ALIGNED
 DETACHED STRUCTURES
 1653 1649 U-SHAPED PLAN

EXISTING LINE OF DETACHED RESIDENTIAL
 (POSSIBLE FUTURE APARTMENT DEVELOPMENT)

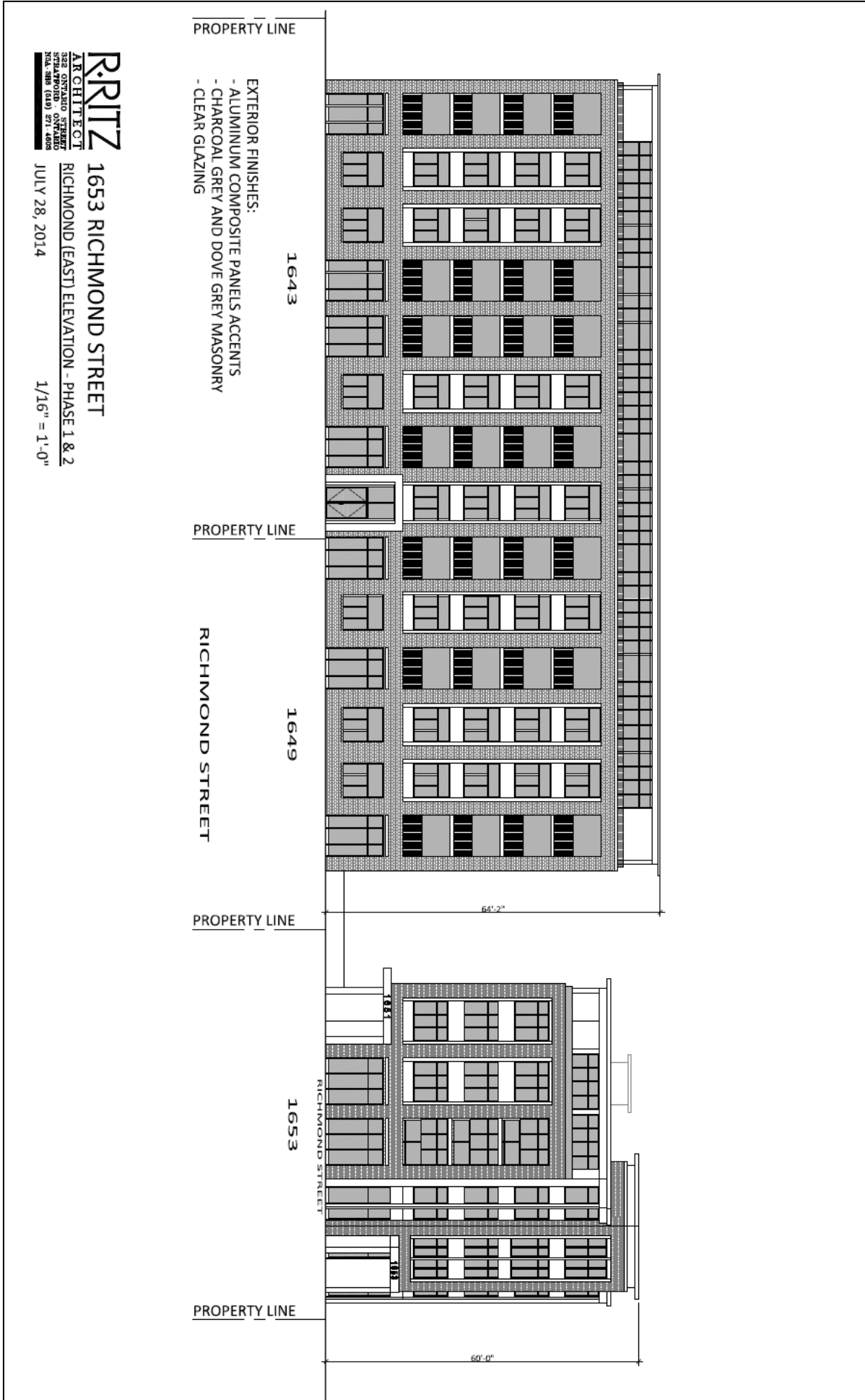
PARKING SUMMARY

PARKING PROVIDED AT 1653	15m SETBACK	7 SPACES
ADJACENT SETBACK	18m SETBACK	18 SPACES
ADJACENT SETBACK	22.86m SETBACK	34 SPACES
PARKING PROVIDED AT 1649 1643	ADJACENT SETBACK	34 SPACES
ADJACENT SETBACK	ADJACENT SETBACK	60 SPACES
TOTAL PARKING PROVIDED AT 1653 1649 1643		144 SPACES
REQUIRED PARKING AT 1653 1649 1643		28 SPACES
1653 1649 1643		18 SPACES
1649 1643 118 RESIDENT UNITS @ 1.25 spaces per unit		94 SPACES
TOWNHOUSES @ 1 UNIT @ 1.25 spaces per unit		5 SPACES
TOTAL REQUIRED PARKING AT 1653 1649 1643		146 SPACES

SEPTEMBER 26, 2014
 0 1 2 3 4 5
 10m
 15m

Schedule "1"

Conceptual Block Development Plan – Building Elevations

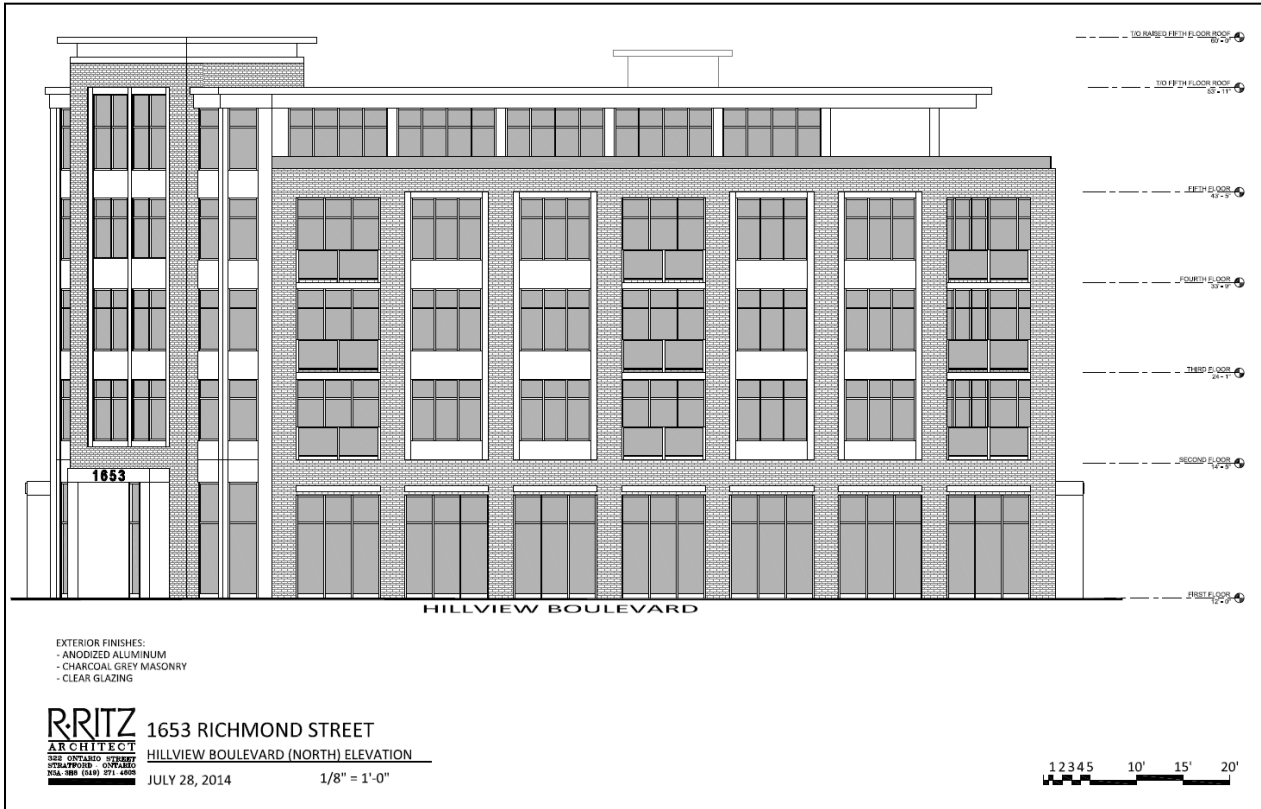


RPRITZ ARCHITECT
1653 RICHMOND STREET
RICHMOND (EAST) ELEVATION - PHASE 1 & 2
JULY 28, 2014
1/16" = 1'-0"

ARCHITECT
1653 RICHMOND STREET
RICHMOND, VA 23214
TEL: 800 (349) 271-4408

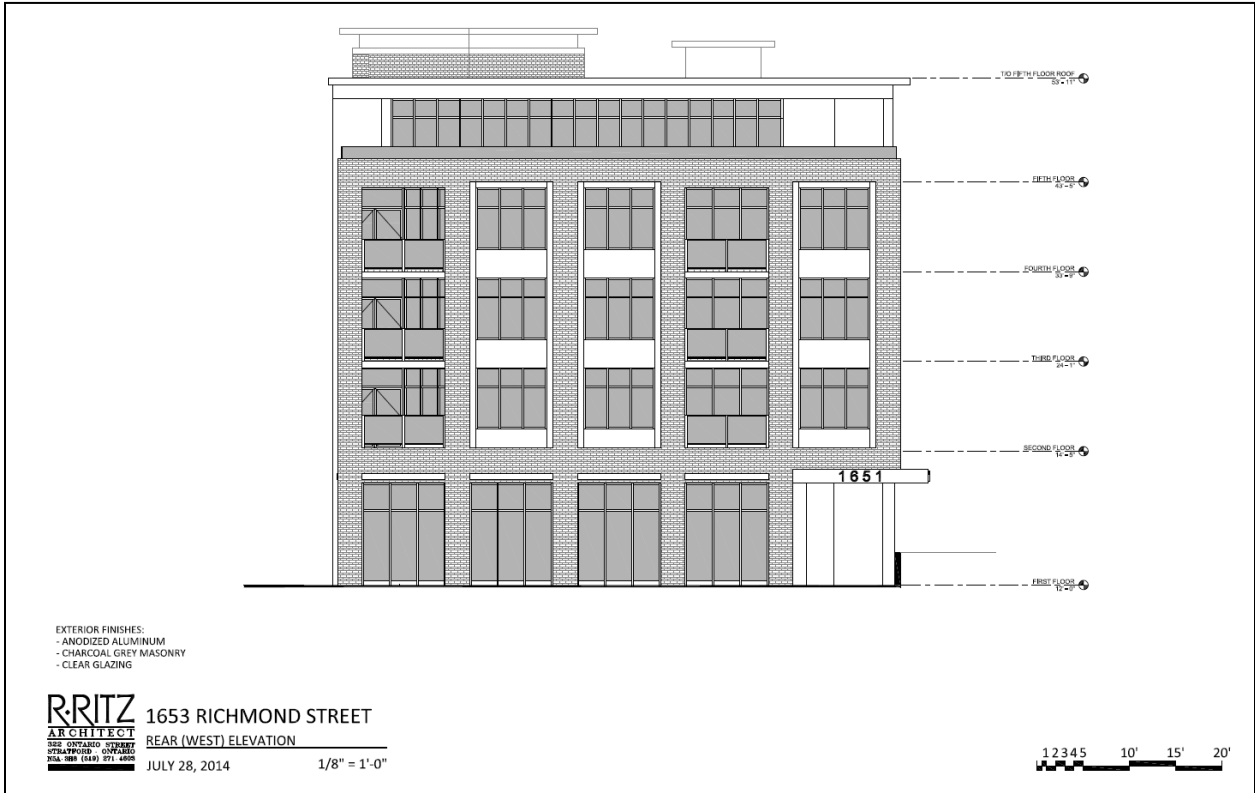
Schedule "1"

Conceptual Block Development Plan – 1653 Richmond Street Building Elevations



Schedule "1"

Conceptual Block Development Plan – 1653 Richmond Street Building Elevations



Schedule "1"

Conceptual Block Development Plan – 1653 Richmond Street Building Elevations



R·RITZ 1653 RICHMOND STREET
ARCHITECT RENDERING RICHMOND AND HILLVIEW
322 ONTARIO STREET STRATFORD - ONTARIO
N5A 5M8 (519) 571-4800
JULY 28, 2014



R·RITZ 1653 RICHMOND STREET
ARCHITECT RENDERING AT REAR ON HILLVIEW
322 ONTARIO STREET STRATFORD - ONTARIO
N5A 5M8 (519) 571-4800
JULY 28, 2014