

Bill No. 225
2015

By-law No. Z.-1-15_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 690, 696, 698, 700 King Street, 372 Lyle Street, 701, 729 Dundas Street.

WHEREAS **East Village Investments Ltd** has applied to rezone an area of land located at 690, 696, 698, 700 King Street, 372 Lyle Street, 701, 729 Dundas Street, 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 690 696, 698, 700 King Street, 372 Lyle Street, 701, 729 Dundas Street, as shown on the attached map compromising part of Key Map No. A108, **from** a Business District Commercial (BDC●D160●H36) Zone and a Business District Commercial Special Provision Bonus (BDC(24)●D160●H36●B10) Zone **to** a Business District Commercial Special Provision Bonus (BDC(24)●D160●H36●B-()) Zone
2. Section number 4.3 of the General Provisions to By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B-() – 690, 696, 698, 700 King Street, 372 Lyle Street, 701, 729 Dundas Street

The subject site is being bonused for enhanced urban design, underground parking, the promotion of transit usage and the revitalization of the Old East District. This bonus zone is intended to facilitate a development design which includes the maintaining of 2 existing apartment buildings (21-storeys and 24-storys) municipally known as 700 King Street and approved through a previous Zoning By-law amendment, and a 21-storey apartment building located at the southwest corner of the subject site which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:

A building design for a 21-storey apartment building, located at the southwest corner of the site which, with minor variations at the discretion of the Managing Director, Planning and City Planner, matches the Elevation Drawings shown in attached Schedule "1" of the amending by-law, and be constructed with: a 3-storey podium base accommodating residential units which have direct pedestrian access to the City sidewalk along Lyle Street; canopies used to differentiate and identify these individual unit access points at the ground level; an additional setback on the south elevation above the 9th storey to provide a break in the elevation, reducing the scale of the overall building, and creating a positive pedestrian interface along King Street and is consistent in massing with the existing apartment buildings directly to the east; the northern elevation includes balcony overhangs, changes in materials and colours and includes three columns of windows to help break up long flat elevations.

The following regulations apply with the bonus zone:

Height (maximum):	80.0 metres (262.5 feet)
Density (maximum):	600 units per ha (243 units per acre)
Parking (minimum):	555 spaces
Secure Bicycle Parking spaces (minimum)	280 spaces
Front Yard and Exterior Side Yard (maximum)	4.5 metres (14.8 feet)
Setbacks from King Street and Hewitt Street (minimum)	0.0 metres
Balcony Encroachment in all yards	1.5 metres (4.9 feet) provided the projection is no closer than 1.5 metres (4.9 feet) to the lot line.

Dwelling units are permitted on the whole of the first floor including the frontage on King Street, Lyle Street and Hewitt Street, but not including Dundas Street frontage.

The cumulative impact of using this bonusing provision shall not result in a density greater than 600 units per hectare (243 units per acre) and a building height greater than 80.0 metres (262.5 feet).

3. Section Number 4.3(4)(j) of the Site Specific Bonus Provisions is amended by deleting Bonus Zone B-10 in its entirety.

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.

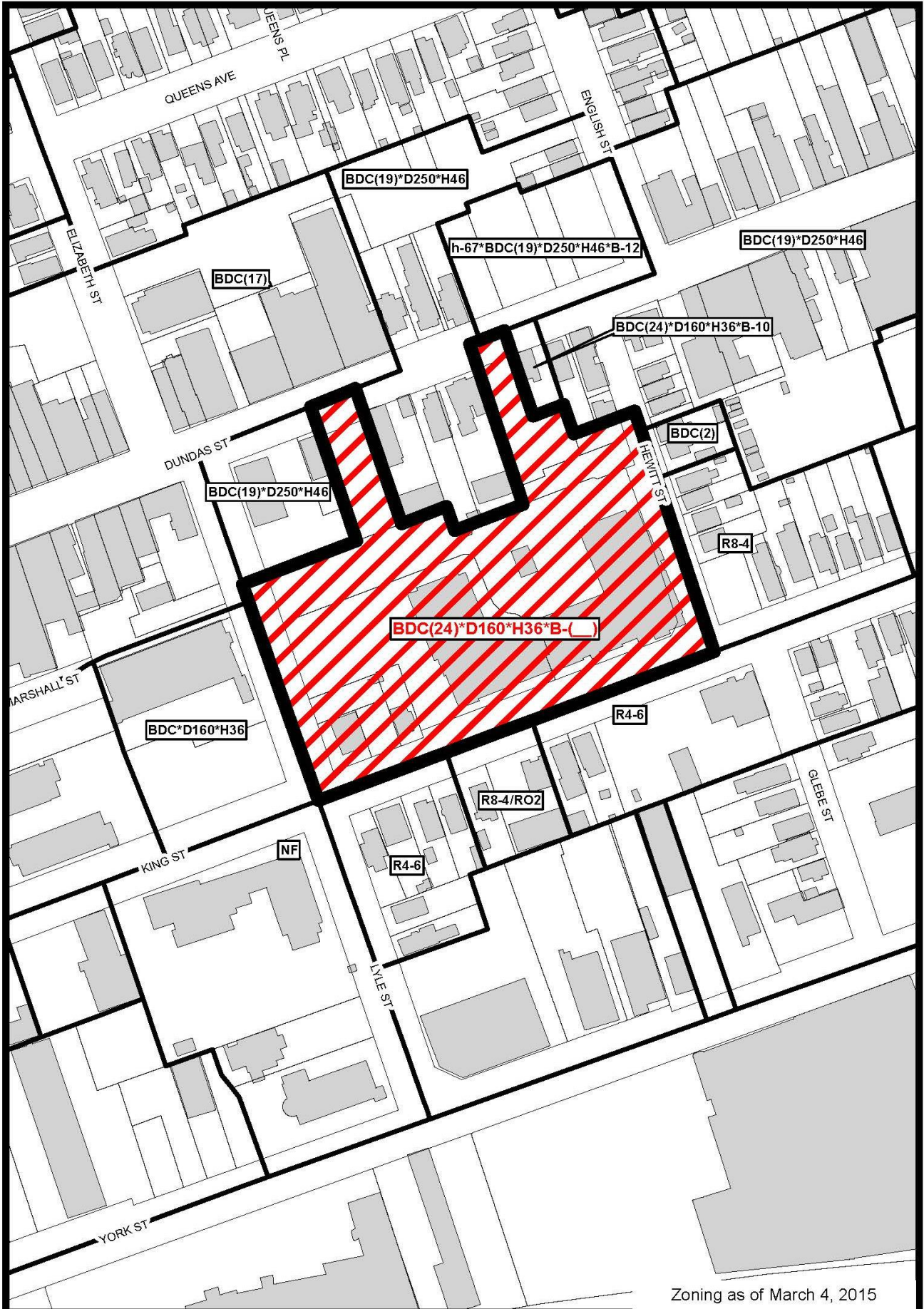
PASSED in Open Council on May 26, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – May 26, 2015
Second Reading – May 26, 2015
Third Reading – May 26, 2015

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



Zoning as of March 4, 2015

File Number: Z-8453

Planner: MC

Date Prepared: 2015/04/21

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE 

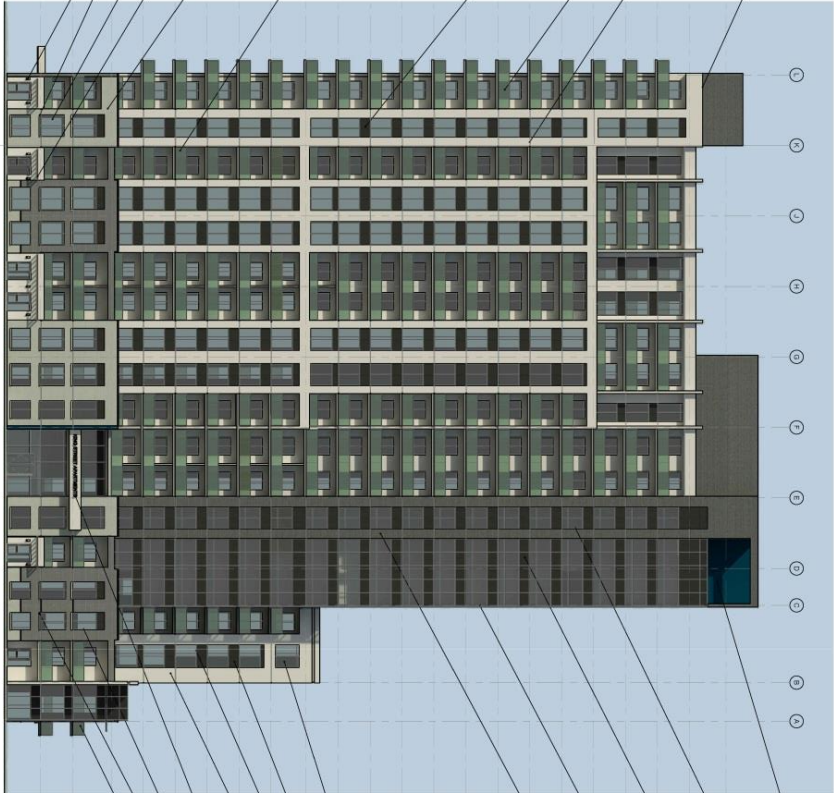
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0 10 20 40 60 80 Meters



ELEVATION RICHROCK	24'-0"	11'-0"
MEZANINE FLOOR	20'-0"	9'-6"
20TH FLOOR	18'-0"	9'-6"
19TH FLOOR	16'-0"	9'-6"
18TH FLOOR	14'-0"	9'-6"
17TH FLOOR	12'-0"	9'-6"
16TH FLOOR	10'-0"	9'-6"
15TH FLOOR	8'-0"	9'-6"
14TH FLOOR	6'-0"	9'-6"
13TH FLOOR	4'-0"	9'-6"
12TH FLOOR	2'-0"	9'-6"
11TH FLOOR	0'-0"	9'-6"
GROUND FLOOR	0'-0"	9'-6"
21' FINISH	0'-0"	9'-6"
21' FINISH	0'-0"	9'-6"
21' FINISH	0'-0"	9'-6"

WEST ELEVATION
SCALE 1/8" = 1'-0"



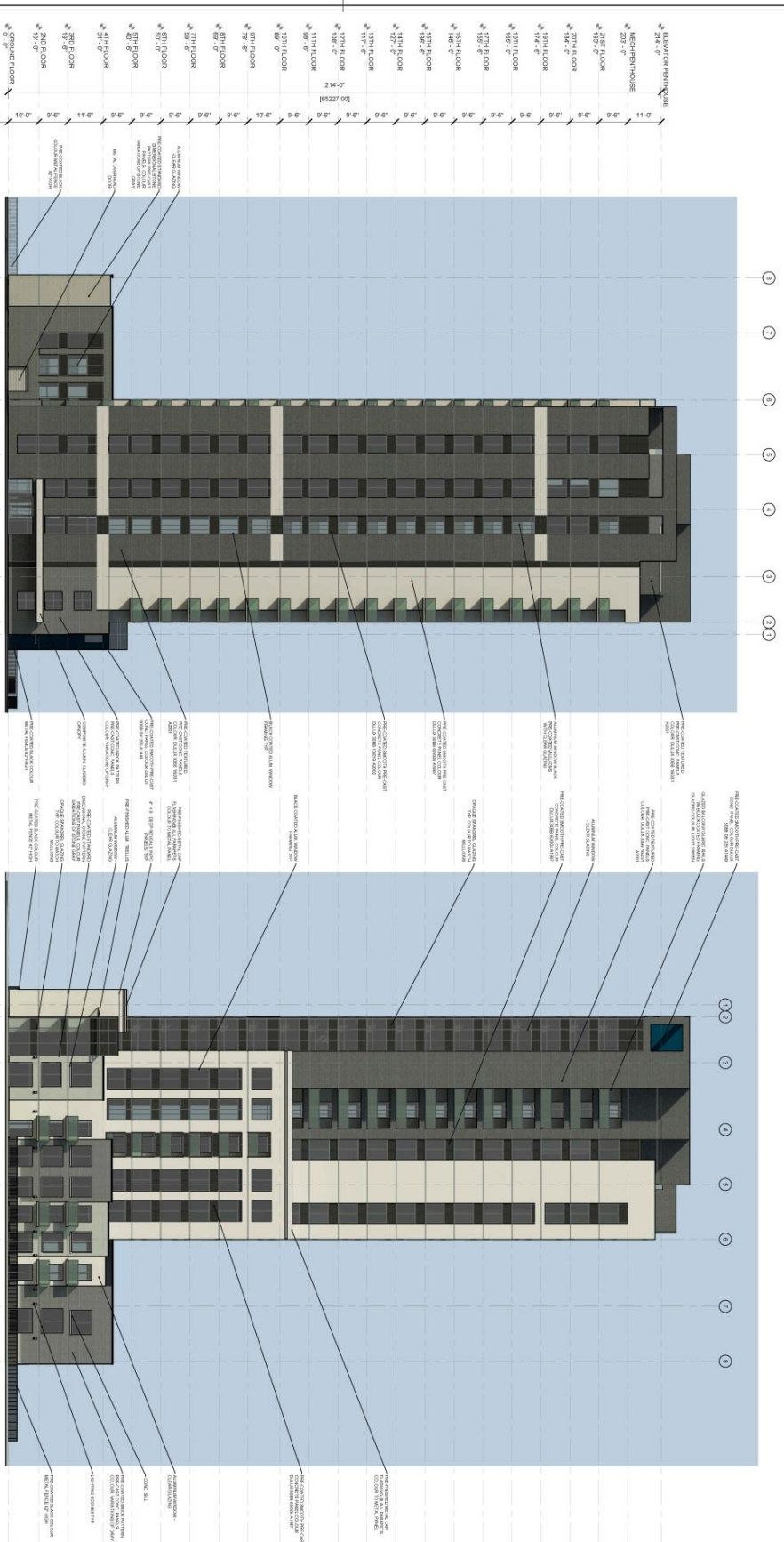
- 1. BALCONY RAILING - ALUMINUM CLAD GLASS
- 2. BALCONY RAILING - ALUMINUM CLAD GLASS
- 3. BALCONY RAILING - ALUMINUM CLAD GLASS
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- 23. BALCONY RAILING - ALUMINUM CLAD GLASS
- 24. BALCONY RAILING - ALUMINUM CLAD GLASS

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This drawing shall not be used for construction without the written consent of the architect. The architect shall not be responsible for construction methods or details not shown on this drawing. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The architect shall not be responsible for any errors or omissions on this drawing. The architect shall not be responsible for any damage to property or persons resulting from the use of this drawing. The architect shall not be responsible for any delay in construction resulting from the use of this drawing. The architect shall not be responsible for any cost overruns resulting from the use of this drawing. The architect shall not be responsible for any other matters not specifically mentioned in this disclaimer.

1	NO. DRAWN	BRAND FOR
2	DATE	DATE
3	BY	BY
4	CHECKED BY	CHECKED BY
5	PROJECT	PROJECT
6	KING AND LYLE APARTMENTS	KING AND LYLE APARTMENTS
7	ONTARIO, ONTARIO	ONTARIO, ONTARIO
8	14-0094	14-0094
9	SHEET NAME	SHEET NAME
10	WEST ELEVATION	WEST ELEVATION
11	DRAWING NO.	DRAWING NO.
12	A-403	A-403

WEST ELEVATION
A-403



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

This drawing was prepared by the architect for the client's use only. It is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the client's negligence. The client shall be responsible for obtaining all necessary permits and approvals for the project.

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Project No: 14-0284
Client: KING AND LYLE APARTMENTS
Location: LONDON, ONTARIO
Drawn By: K.C.
Checked By: S.K.

Sheet Title: NORTH & SOUTH ELEVATION
Project No: 14-0284
Sheet No: A-401