

Bill No. 305
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 505-511 Talbot Street and 94 Dufferin Avenue.

WHEREAS **505 Talbot Limited** has applied to rezone an area of land located at 505-511 Talbot Street and 94 Dufferin Avenue, 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 505-511 Talbot Street and 94 Dufferin Avenue, as shown on the attached map comprising part of Key Map No. A107, **from** a Holding Downtown Area (h-3*DA2*D250) Zone **to** a Downtown Area Bonus (DA2*D250*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-(____) 505-511 Talbot Street and 94 Dufferin Avenue

This bonus zone is intended to facilitate a development design which includes a 29-storey (97m tall) building with a maximum density of 990 units per ha and three levels of underground parking and shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:

1. A building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, is consistent with the Site Plan and Illustrations shown in attached Schedule "1" of the amending by-law.
2. Architectural Continuity with Heritage Designated Property
The massing and site-specific design of the development provide for continuity and harmony in architectural style with the heritage designated church abutting the subject property to the north, achieved by:
 - a. Establishing a building podium height consistent with the height of the roof peak of the church;
 - b. Using the height of the church's peaked Talbot Street main entrance and its building setback distance from the street as datum lines for the canopy height over the building's main residential entrances and the building's setback from Talbot Street;
 - c. Setting back the building's podium approximately 5.3m from the northern lot line and 13m from the easterly lot line, to provide space between the new structure and the heritage church and to provide new light into the windows of the church's south façade and apse;
 - d. Establishing a new heritage courtyard within the space created by (c) above, to provide a common open space that is functional for active and/or passive recreational use. This space will be landscaped, include seating, and will include interpretive signage relating to the heritage attributes and history of the buildings that are currently located on the site;
 - e. Using light brick masonry on the podium of the building that is compatible with the church exterior cladding and other nearby buildings;
 - f. Employing a street façade design for the podium that incorporates brick material in discrete units to echo the rhythm of the building massing that currently exists along Talbot Street;
 - g. Salvaging and reclaiming significant architectural artefacts and building materials from the existing buildings on the subject site, for incorporation into the new building's interior and/or exterior; some of these materials may be incorporated into the heritage courtyard.

3. High Design Standards

The site-specific building design to be constructed in this prominent Downtown location, promoted by:

Podium Features

- a. A podium height which is equal to, or lesser, than the height of the peak of the adjacent heritage church;
- b. Podium design sympathetic to the heritage context of the streetscape, as described above;
- c. Generous floor-to-ceiling heights on the ground floor, with interior spaces visible through window walls from outdoors, with overhead projecting canopies lining the pedestrian-oriented street wall frontages;
- d. Abundant use of brick and clear glass materials;
- e. Prominence of the Dufferin Ave-Talbot Street corner, expressed through the use of entrances, clear glazing and architecturally integrated canopies;
- f. Recessed vehicular entrances located well away from the street corner and using driveway materials that continue the sidewalk treatment and character;
- g. Punctuation of the upper storey podium walls with windows clad with frosted glass, allowing for the internal illumination of the parking garage and providing nighttime lighting on the street and a glow that offers a sense of occupancy.

Tower Features

- a. Step-back of the tower, from the podium, to the greatest extent possible on the street facing facades, given the limitations of the small lot size. This step-back is expressed in the regulations of the by-law;
- b. A point-tower form with tower floor-plate perimeter dimensions being relatively equal;
- c. Mitigation of building mass with a high proportion of glass materials and a relatively low proportion of exposed concrete or similar materials; the use of transparent curtain glass wall, running in vertical bands on each façade of the tower. Use of clear glass balcony barriers;
- d. Further mitigation of building mass by varying and articulating the plane of all facades.

Building Cap Features

- a. A visually interesting building top and distinguishable cap of a design quality that will contribute positively to London's skyline;
- b. The use of building step-back at the top storey, with mechanical penthouse completely concealed in the building's top storey;
- c. Significant amounts of clear glazing, and planned lighting features for the building cap.

4. Site Landscaping/Public Realm

Landscaping used to enhance the appearance of building setback and yard areas by:

- a. Continuous planting in the at-grade green space west of the building;
- b. Raised concrete planters along Talbot Street and Dufferin Avenue, to define the interface of the subject site and the public right of way and to function as informal seating, as approved by the City through the site plan process;
- c. Shade trees in the raised concrete planters;
- d. Widened sidewalks and the incorporation of non-asphalt materials and paving patterns in driveways and drop-off areas as approved by the City through the site plan process;
- e. The heritage courtyard feature, as described above.

5. Underground Parking

- a. Three levels of underground parking to allow for a podium building height that is not greater than the height of the heritage designated church to the north;
- b. Provision of dedicated, sheltered and secure bicycle parking.

6. Sustainability Features

- a. Provision of a green roof on portions of both the podium and the tower roofs;
- b. Provision of sustainability features incorporated into the building that will be equivalent to a LEED gold standard, to the satisfaction of the City Planner.

7. Public Art Contribution

- a. The contribution of funding for public art in the amount of 1% of the overall project construction value, up to a total of \$250,000.
- b. Such public art will be established through a process that is consistent with the City's public art policy as applicable, to the satisfaction of the Manager of Culture and the City Planner, and ensuring input from the developer.

The following regulations apply within the bonus zone:

b) Regulations:

- i) Density: 990 units per hectare (Maximum)
- ii) Height 97 metres (Maximum)
- iii) Bicycle Parking 0.4 spaces per residential unit (Minimum)
- iv) Residential Component of Buildings N/A
- v) Setback of tower portion of building from lot lines (minimum):
 - a. 4.5 m setback from the northerly property line;
 - b. 3 m setback from the easterly property line;
 - c. 0.7 m setback from the southerly property line;
 - d. 4.5 m setback from the westerly property line."

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.

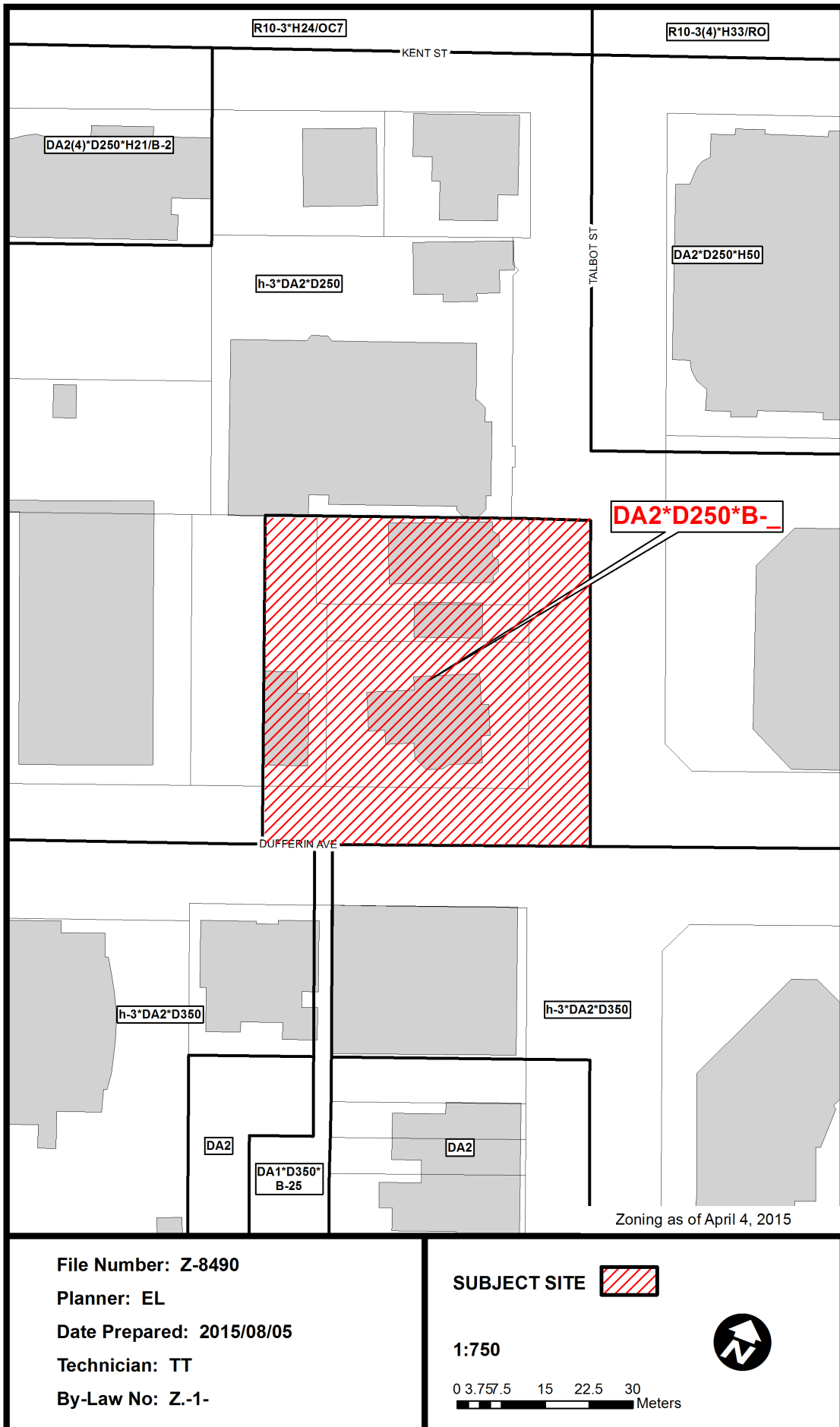
PASSED in Open Council on September 1, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - September 1, 2015
Second Reading – September 1, 2015
Third Reading - September 1, 2015

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



File Number: Z-8490
 Planner: EL
 Date Prepared: 2015/08/05
 Technician: TT
 By-Law No: Z.-1-

SUBJECT SITE 

1:750

0 3.75 7.5 15 22.5 30 Meters



SCHEDULE 1



View at Dufferin Ave. and Talbot St.



View Looking North at Dufferin Ave. and Talbot St.



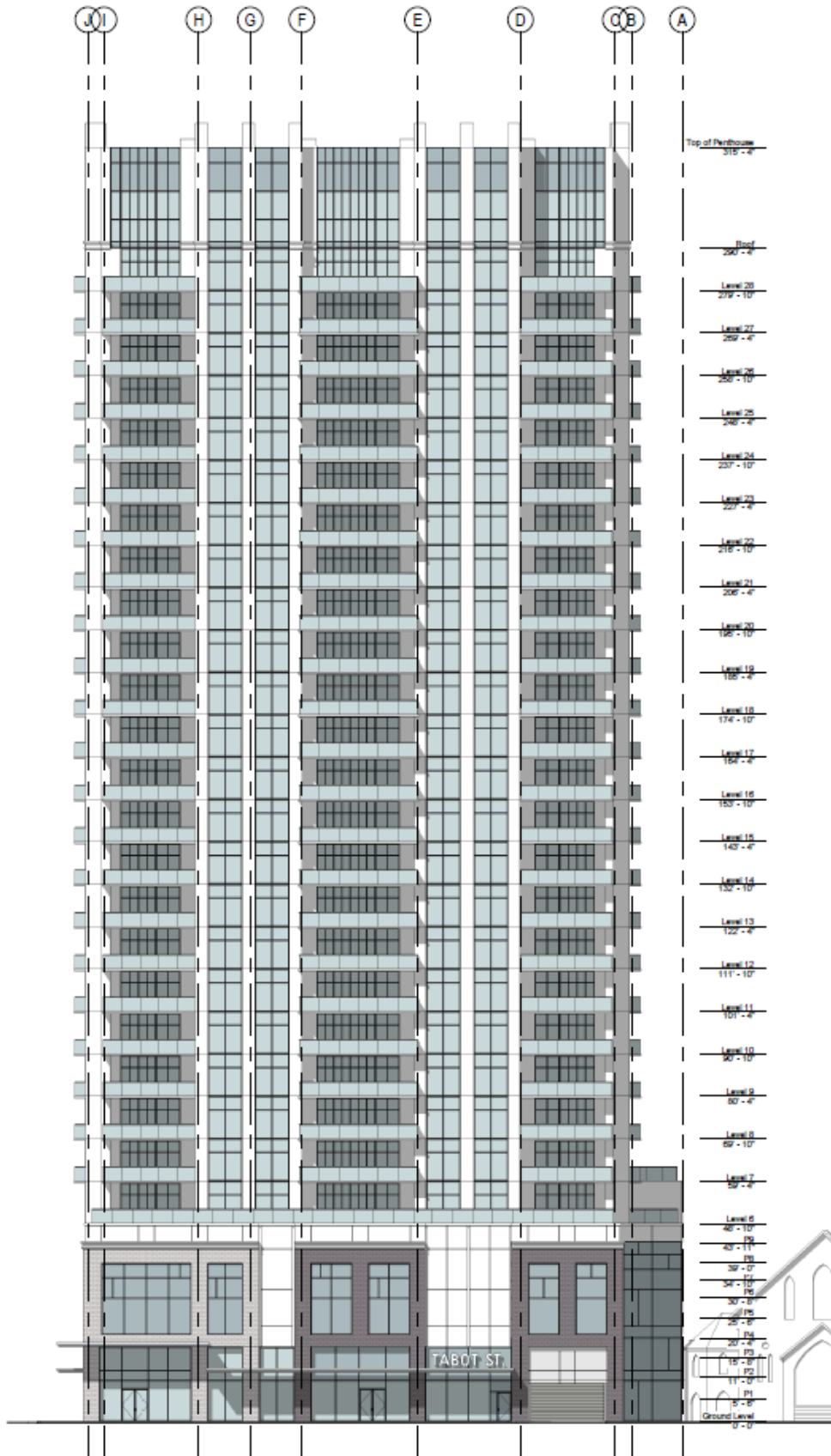
View Looking West at Dufferin Ave. and Talbot St.

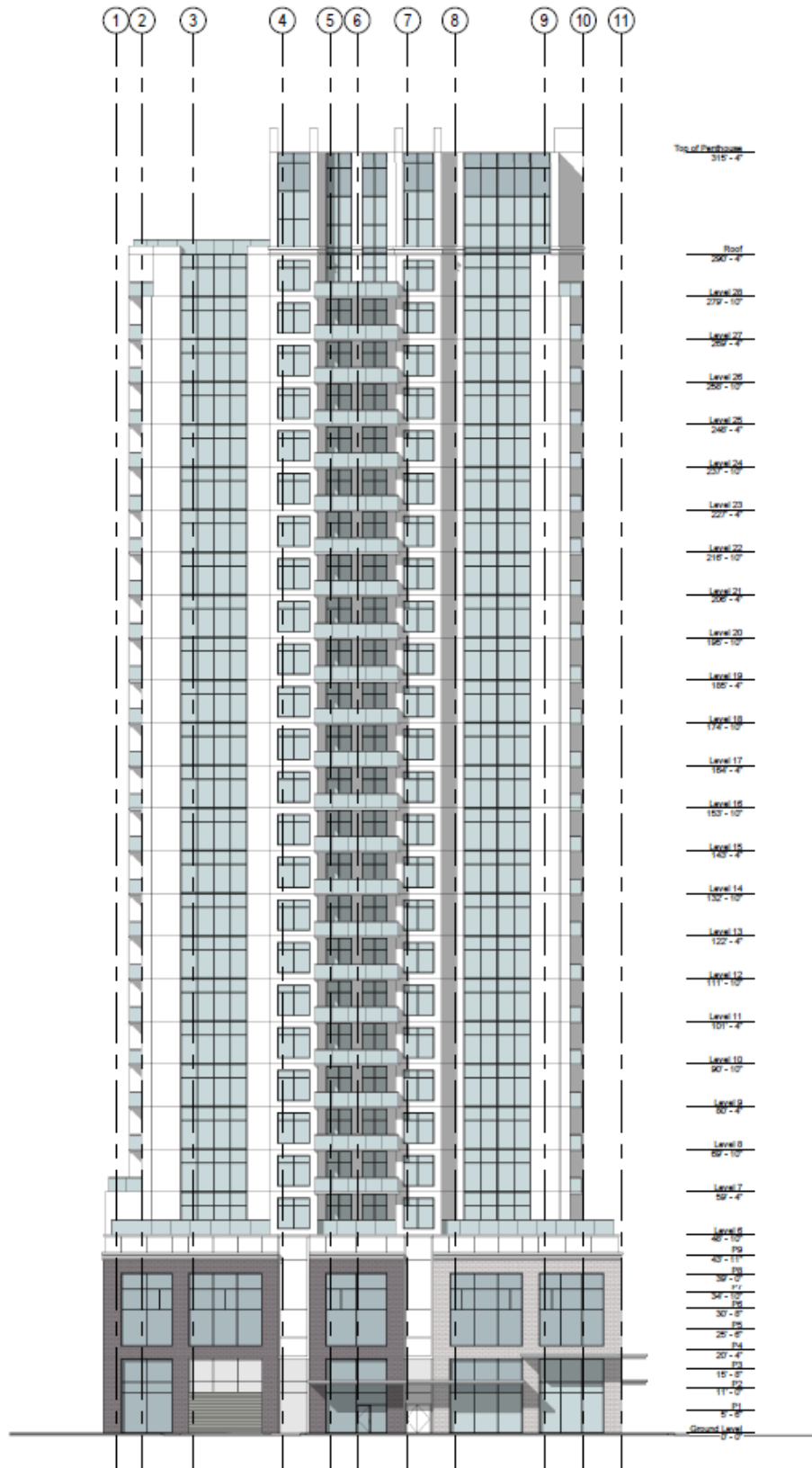


View Looking East on Dufferin Ave.



View Looking South on Talbot St.

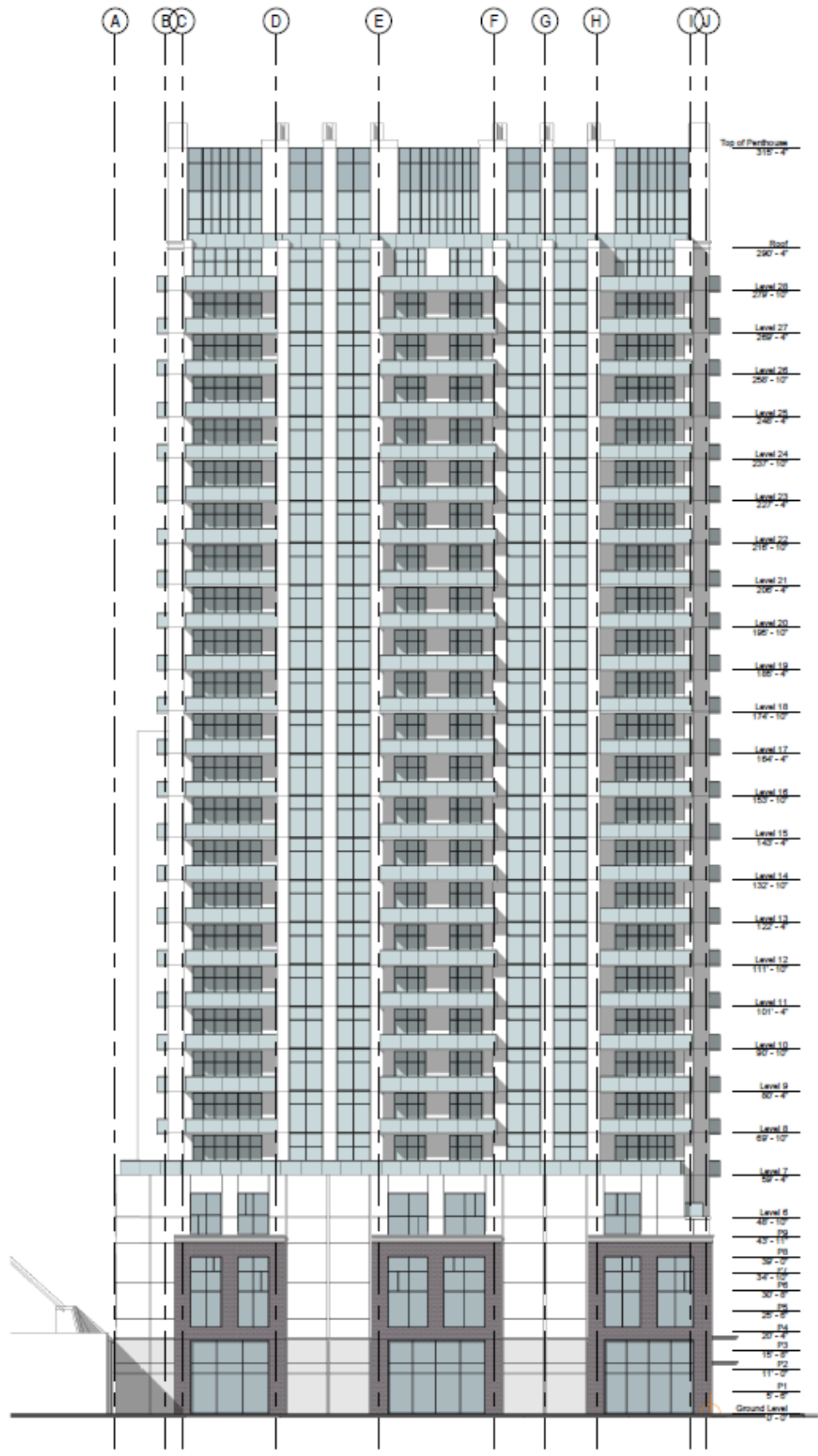




505 Talbot Limited

505 Talbot St. London, Ontario
City's Requested Revisions 2

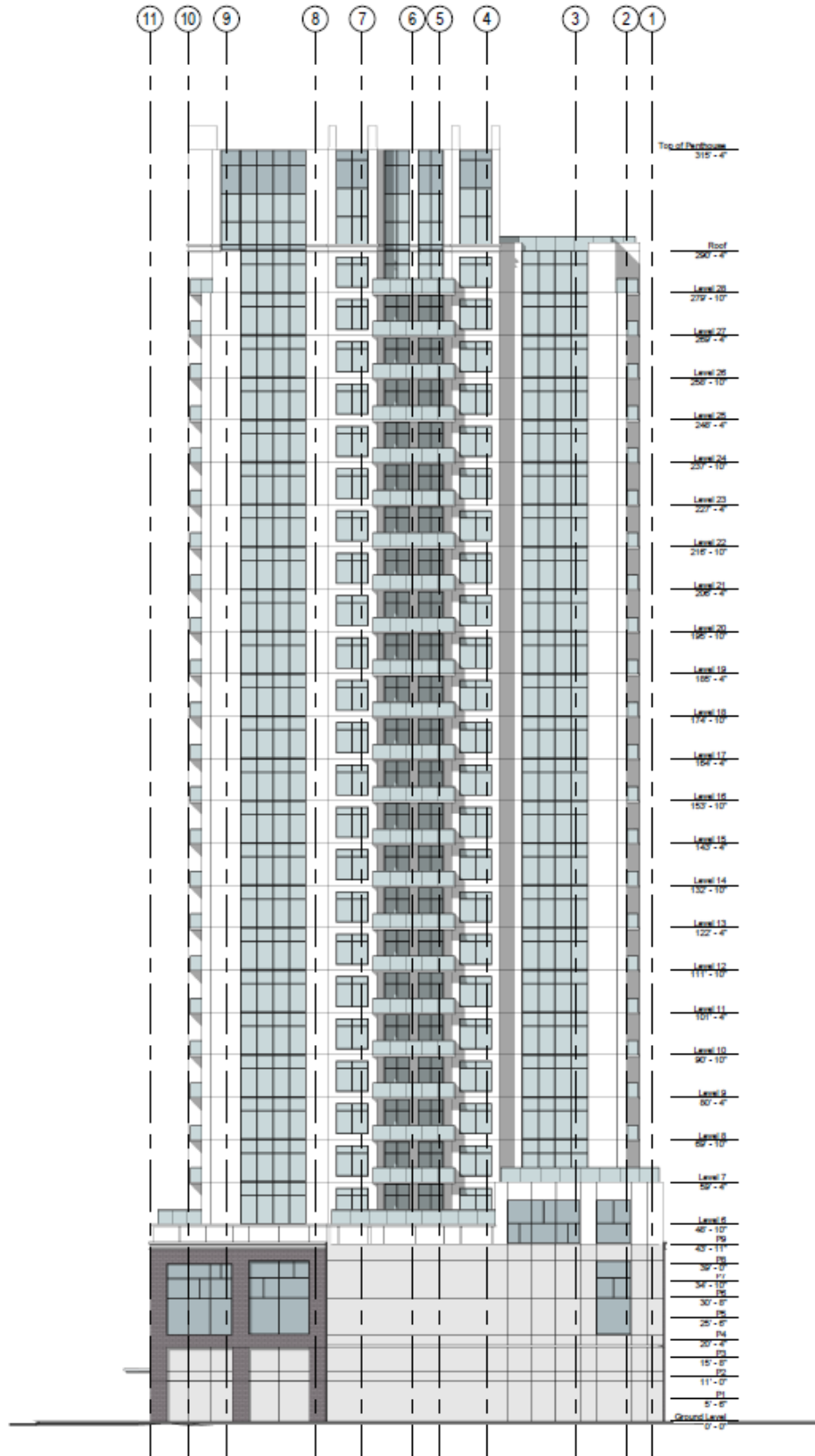
07 South Elevation
July 20th 2015



505 Talbot Limited

505 Talbot St. London, Ontario
City's Requested Revisions 2

08 West Elevation
July 20th 2015



Stantec

**505 Talbot
Limited**

505 Talbot St. London, Ontario
City's Requested Revisions 2

09 North Elevation
July 20th 2015

- Legend
- SITE BOUNDARY
 - ▬ PRINCIPLE BUILDING ACCESS
 - ▬ SECONDARY BUILDING ACCESS
 - ⊕ EXISTING FIRE HYDRANT

Notes

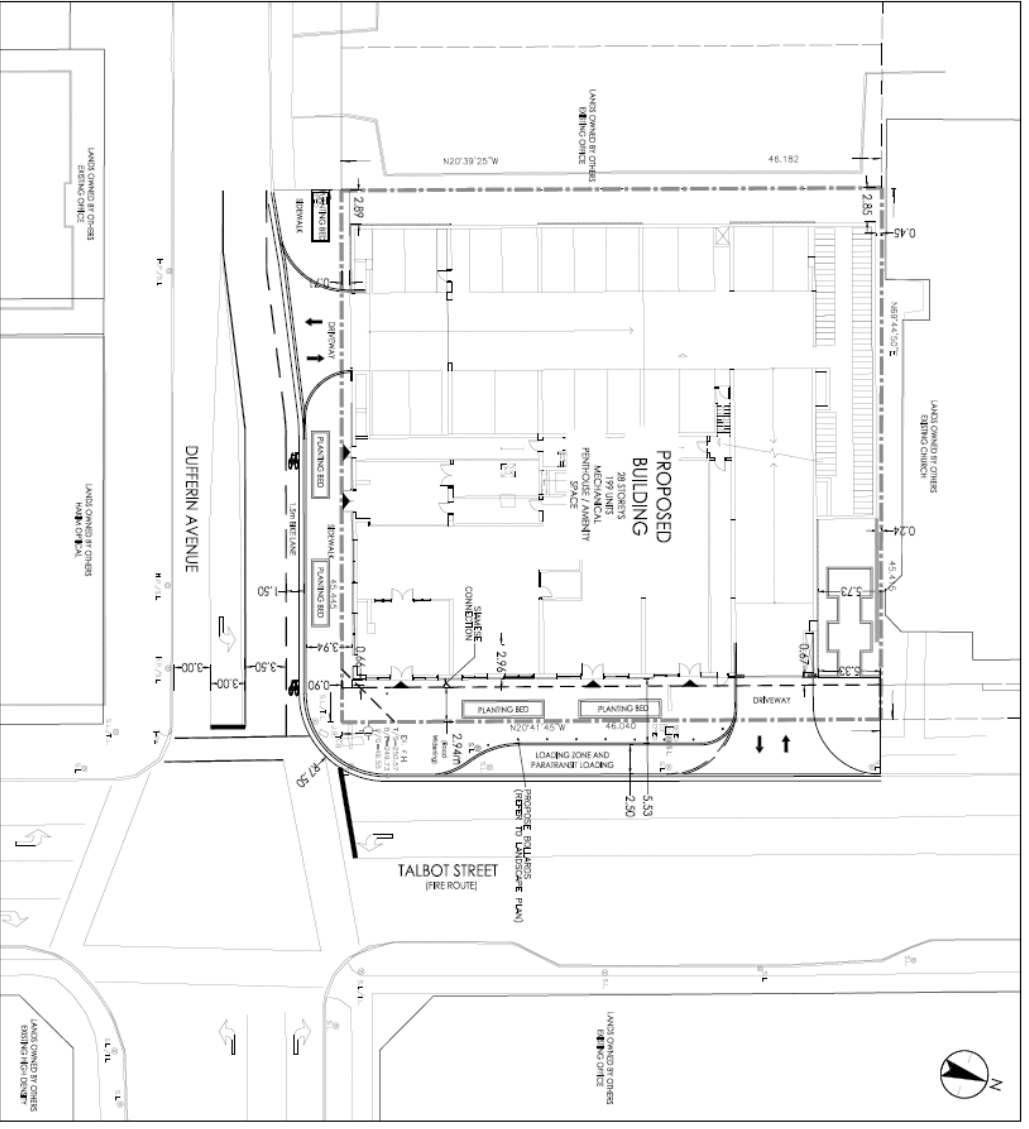
Revision	By	Appr.	TKM/MSD
1. E.I.E. E.C. 10.14.2014	MS	TK	TKM/MSD
2. E.I.E. P.C. CONSULTATION	TK	TK	TKM/MSD
3. E.I.E. P.C. CONSULTATION	TK	TK	TKM/MSD



Client/Project:
 505 TALBOT LIMITED
 505 TALBOT STREET
 LONDON, ON CANADA

Title:
 SITE PLAN

Project No.: 1614-13107
 Scale: 1/8" = 1'-0"
 Drawing No.: Sheet
 2 of 2
 Revision: 1



Particular	As Proposed	As Requested	Comments	Approved to be Requested
Height of building above ground level	450 ft	450 ft	450 ft	N/A
Maximum floor height	15.24 m	15.24 m	15.24 m	N/A
Maximum lot height	15.24 m	15.24 m	15.24 m	N/A
Maximum lot coverage	100%	100%	100%	N/A
Maximum height	15.24 m	15.24 m	15.24 m	N/A
Density	250 units per hectare	250 units per hectare	250 units per hectare	N/A
Floor area ratio to site	4.00	4.00	4.00	N/A
Maximum lot coverage	100%	100%	100%	N/A
Location of front line	As per zoning	As per zoning	As per zoning	N/A
Building setbacks	As per zoning	As per zoning	As per zoning	N/A
Proposed building	0.3550 gross floor area per lot	0.3550 gross floor area per lot	0.3550 gross floor area per lot	N/A
Height of building	As per zoning	As per zoning	As per zoning	N/A
Height of tower	As per zoning	As per zoning	As per zoning	N/A
Height of tower	As per zoning	As per zoning	As per zoning	N/A
Height of tower	As per zoning	As per zoning	As per zoning	N/A