

Bill No. 329
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 356 Dundas Street.

WHEREAS **Pamela Karasy** has applied to rezone an area of land located at 356 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 356 Dundas Street, as shown on the attached map comprising part of Key Map No. A107, **from** a Holding Downtown Area (h-3*DA2*D350) Zone **to** a Holding Downtown Area Bonus (DA2*D350*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() 356 Dundas Street

This bonus zone is intended to facilitate a development design which includes a 6-storey residential apartment building with a maximum of 69 residential apartment units at an increased density up to 558 units per hectare, front yard setback of 0 metres and a minimum rear yard depth of 1.5 metres in return for the provision of the following services, facilities and matters which are described in greater detail in the recommended by-law:

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, except where the below criteria require more specific detail than shown in Schedule "1", and includes the following:

- i. A 6-storey building design which responds to the existing built form on the abutting lands to the east and west of the subject site. This includes continuing the datum line established by the existing built form to the west of the site and a height and massing which is compatible with the West Woodfield Heritage Conservation District abutting the subject site immediately to the north. The building itself shall maintain a "U" shaped building footprint with the creation of a common outdoor landscaped area located within the interior portion of the "U".
- ii. Other specific features include a minimum front building façade height on the ground-floor of 3.65 metres (12 feet) across the entire length of the building frontage to establish the building "base" and a glass canopy located above the principal front building entrance extending approximately one-third the length of the building façade. There shall also be a horizontal cornice line located above the glass canopy which visually separates the ground-floor front façade and the upper building storeys and distinguishes the "middle" of the building from the ground-floor "base". A masonry building material such as brick or block will be used on the façade of the base while avoiding the use of field stone or similar material.
- iii. The use of brick on the exterior façade on the "middle" of the building extending the entire length of the front building elevation between floors 2-4 (inclusive) beginning above the cornice line and the inclusion of decorative moulding between floors 4 and 5 to create visual interest and distinguish the "top" of the building from the "middle".
- iv. Alternative window treatments shall be used to provide an enhanced appearance. The use of clear vision glass in all of the building's openings on the entire building frontage between floors 2-6 (inclusive) will be required. The use of spandrel glass panels will be avoided. Clear vision glass will be required in all of the transom windows on the base of the building and where the windows are associated with internal facilities/rooms that promote active uses.

- v. A minimum of three glass Juliette balconies per floor between floors 2-5 (inclusive) and the inclusion of decorative moulding and decorative bracket detail at the top of the 6th floor to cap the “top” of the building.

The following regulations apply with the bonus zone:

Density (maximum):	558 units per hectare (222 units per acre)
Front Yard Setback (minimum)	0 metres (0 feet)
Rear Yard Setback (maximum)	1.5 metres (4.92 feet)

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.

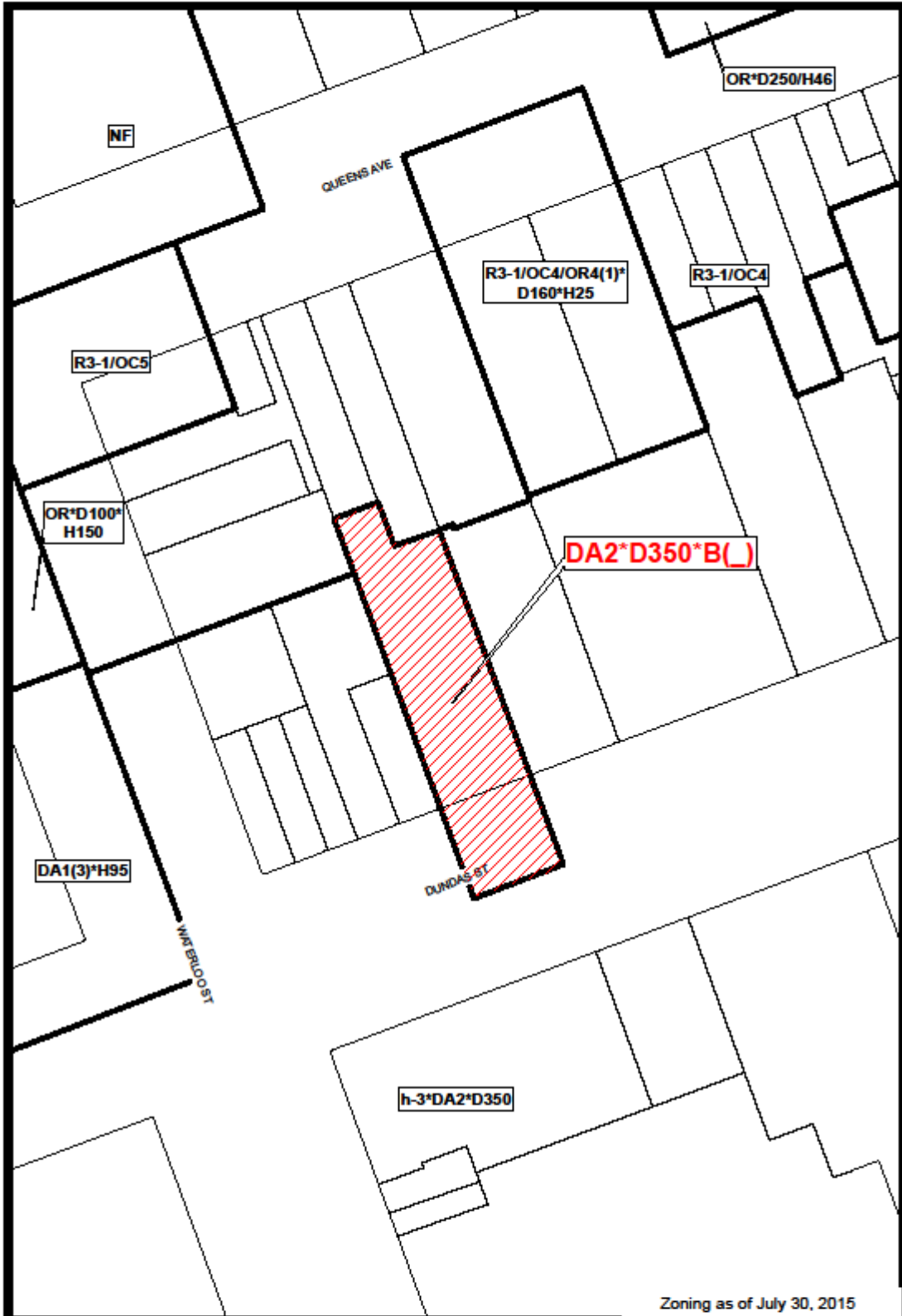
PASSED in Open Council on September 15, 2015.

Matt Brown
Mayor


Catharine Saunders
City Clerk

First Reading - September 15, 2015
Second Reading - September 15, 2015
Third Reading - September 15, 2015

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



File Number: Z-8483
Planner: MC
Date Prepared: 2015/08/21
Technician: TT
By-Law No: Z.-1-

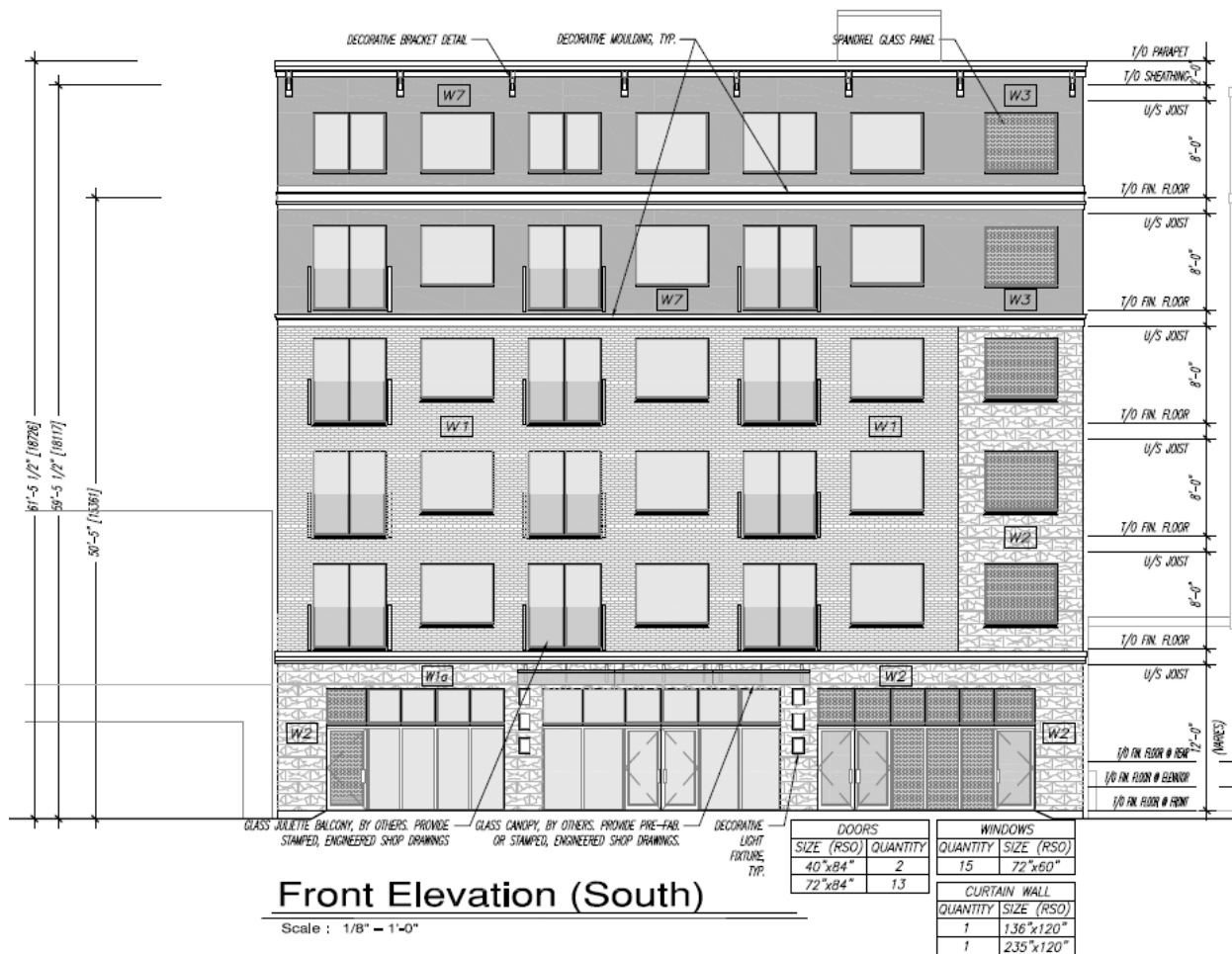
SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



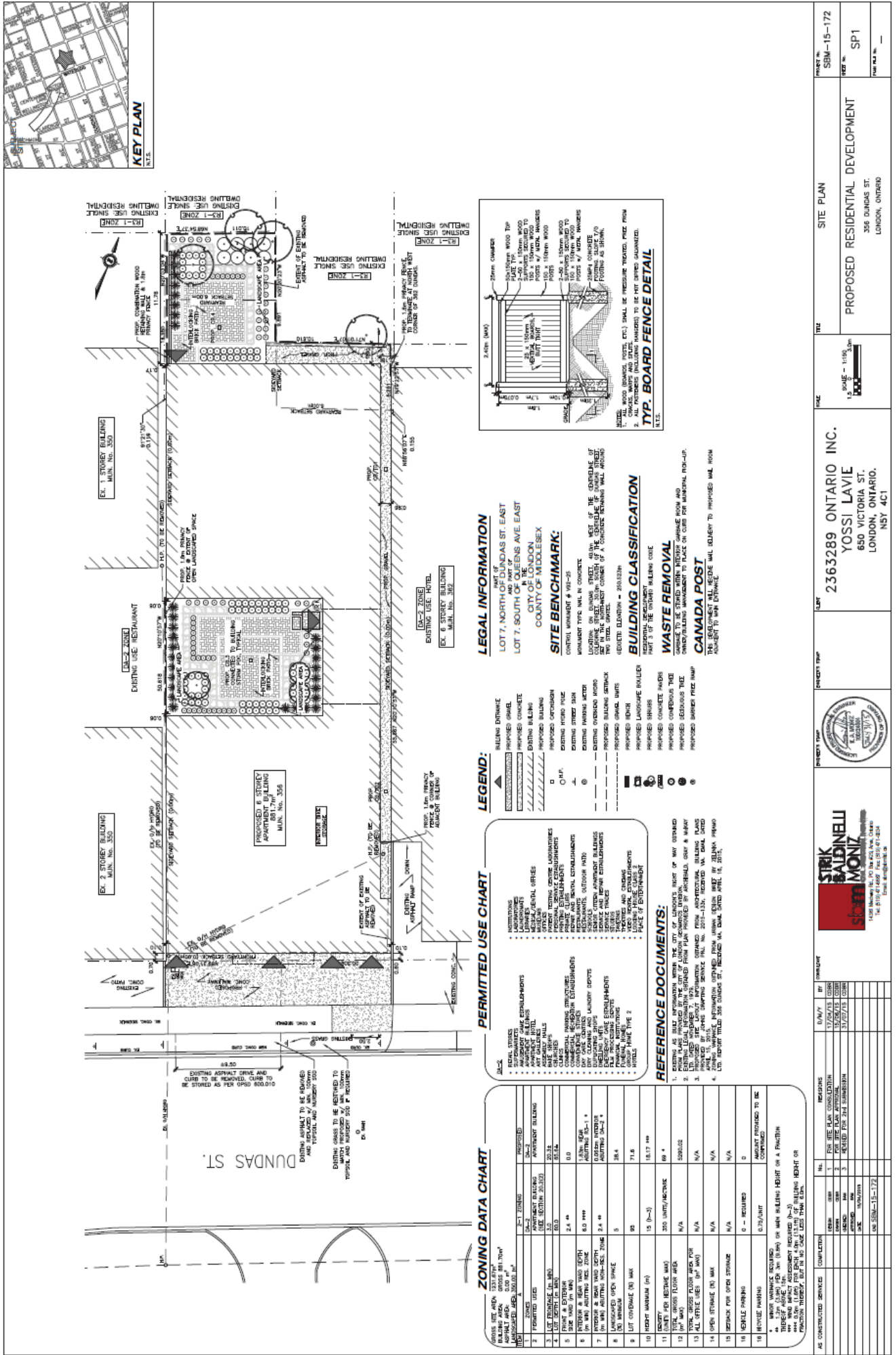
Schedule "1"





Glass Canopy

Site Plan



ZONING DATA CHART

NO.	DESCRIPTION	REQUIREMENTS	DATE	BY
1	FOR THE PLAN CONSULTATION	17/02/2015	CONR	
2	FOR THE PLAN APPROVAL	15/06/15	CONR	
3	RETIRED FOR 2ND SUBMISSION	17/07/15	CONR	
4	FOR THE PLAN APPROVAL	17/07/15	CONR	
5	FOR THE PLAN APPROVAL	17/07/15	CONR	
6	FOR THE PLAN APPROVAL	17/07/15	CONR	
7	FOR THE PLAN APPROVAL	17/07/15	CONR	
8	FOR THE PLAN APPROVAL	17/07/15	CONR	
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49	FOR THE PLAN APPROVAL	17/07/15	CONR	
50	FOR THE PLAN APPROVAL	17/07/15	CONR	

PERMITTED USE CHART

USE	PERMITTED
RESIDENTIAL	YES
COMMERCIAL	NO
INDUSTRIAL	NO
OFFICE	NO
RETAIL	NO
RESTAURANT	NO
BAR	NO
CASINO	NO
CLUB	NO
THEATRE	NO
CONCOURSE	NO
STADIUM	NO
AMPHITHEATRE	NO
SKYSCRAPER	NO
MONUMENT	NO
LANDSCAPED OPEN SPACE	NO
WATER FEATURE	NO
ART INSTALLATION	NO
RECREATION	NO
SPORTS	NO
TRAVEL	NO
TRANSPORTATION	NO
UTILITIES	NO
INDUSTRIAL	NO
RESEARCH	NO
LABORATORY	NO
MANUFACTURING	NO
WAREHOUSE	NO
STORAGE	NO
OFFICE	NO
RETAIL	NO
RESTAURANT	NO
BAR	NO
CASINO	NO
CLUB	NO
THEATRE	NO
CONCOURSE	NO
STADIUM	NO
AMPHITHEATRE	NO
SKYSCRAPER	NO
MONUMENT	NO
LANDSCAPED OPEN SPACE	NO
WATER FEATURE	NO
ART INSTALLATION	NO
RECREATION	NO
SPORTS	NO
TRAVEL	NO
TRANSPORTATION	NO
UTILITIES	NO

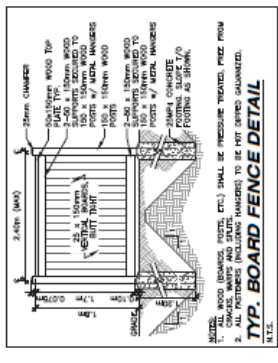
LEGAL INFORMATION
 LOT 7, NORTH OF DUNDAS ST. EAST
 AND PART OF
 LOT 7, SOUTH OF DENNIS AVE. EAST
 CITY OF LONDON
 COUNTY OF MIDDLESEX

SITE BENCHMARK:
 CONTROL MONUMENT # 101-25
 MONUMENT TYPE: MALL IN CONCRETE
 LOCATION: ON LONDON STREET, 40.0M WEST OF THE CORNER OF
 LONDON STREET AND DUNDAS STREET. THE BENCHMARK IS A WALL MOUNTED
 ON THE NORTHWEST CORNER OF A BUILDING. THE BENCHMARK IS A WALL MOUNTED
 ON THE WEST SIDE OF THE BUILDING.

BUILDING CLASSIFICATION
 RESIDENTIAL DEVELOPMENT
 PART 3 OF THE URBAN BULKING CODE

WASTE REMOVAL
 WASTE TO BE STORED WITHIN INTERIOR GARAGE ROOM AND
 WASTE/PAVING MANAGEMENT TO PLACE ON CURB FOR MUNICIPAL PICK-UP.

CANADA POST
 THE LEGAL/POST MAIL DELIVERY MAIL DELIVERY TO PROPOSED MAIL ROOM
 ADJACENT TO MAIN ENTRANCE.



PROJECT INFO

PROJECT NO: SSM-15-172

DATE: 15/06/15

SCALE: 1:100

CLIENT

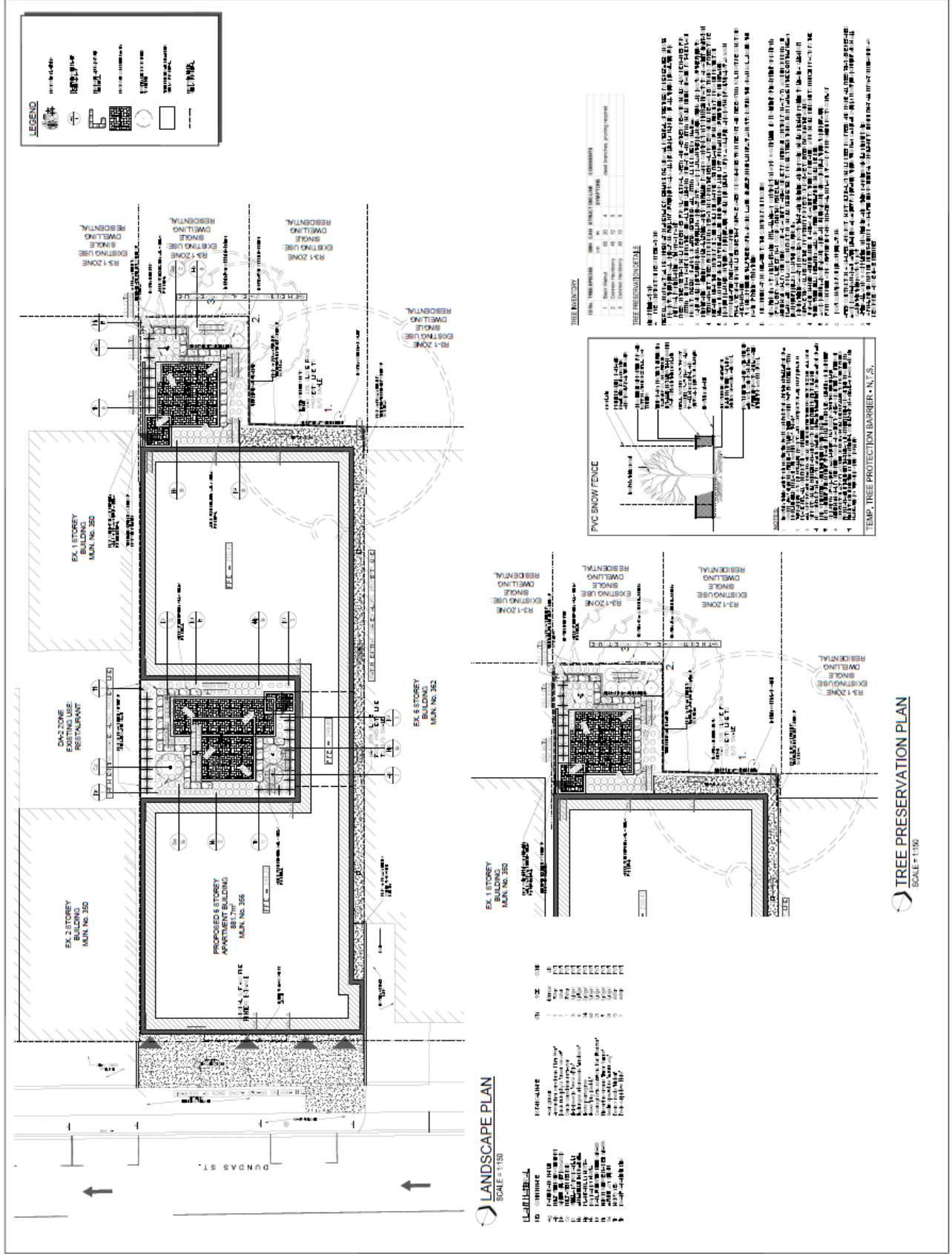
2363289 ONTARIO INC.
 YOSSI LAVIE
 650 VICTORIA ST.
 LONDON, ONTARIO,
 N5Y 4C1

PROPOSED RESIDENTIAL DEVELOPMENT

336 DUNDAS ST.
 LONDON, ONTARIO

KEY PLAN

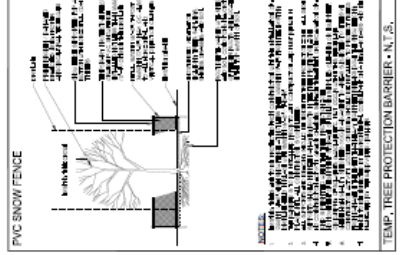
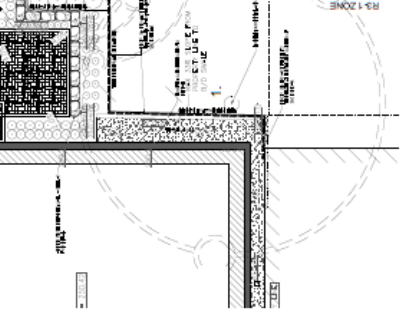
Landscape Plan



LANDSCAPE PLAN

SCALE = 1:100

- EXISTING**
- 1. Red Spruce
 - 2. Norway Spruce
 - 3. White Pine
 - 4. Deciduous (Maple, Birch, Oak, etc.)
 - 5. Shrubs (Roses, Hydrangeas, etc.)
 - 6. Grasses (Turf, etc.)
 - 7. Paved Areas (Driveways, Patios, etc.)
 - 8. Existing Buildings
- PROPOSED**
- 1. Mature Trees (Oak, Maple, etc.)
 - 2. Young Trees (Maple, Birch, etc.)
 - 3. Shrubs (Roses, etc.)
 - 4. Flowering Plants (Flowers, etc.)
 - 5. Grasses (Turf, etc.)
 - 6. Paved Areas (Driveways, Patios, etc.)
 - 7. Proposed Buildings



TREE PRESERVATION

TREE NO.	TREE SPECIES	SIZE (DBH)	STATUS	COMMENTS
1	Red Spruce	150 mm	Preserved	Good tree, no major defects
2	Norway Spruce	120 mm	Preserved	Good tree, no major defects
3	White Pine	100 mm	Preserved	Good tree, no major defects
4	Deciduous	180 mm	Preserved	Good tree, no major defects
5	Shrub	50 mm	Preserved	Good tree, no major defects

TREE PRESERVATION

The purpose of this plan is to provide a detailed description of the trees and shrubs to be preserved on the site. The plan includes a list of trees to be preserved, their locations, and the measures to be taken to protect them during construction. The trees to be preserved are listed in the table above. The measures to be taken to protect them are described in the notes below.

1. The trees to be preserved should be marked with a permanent marker.
2. The trees to be preserved should be protected by a temporary tree protection barrier (T.T.P.B.) or a PVC snow fence.
3. The trees to be preserved should be protected by a permanent tree protection barrier (P.T.P.B.) or a PVC snow fence.
4. The trees to be preserved should be protected by a permanent tree protection barrier (P.T.P.B.) or a PVC snow fence.
5. The trees to be preserved should be protected by a permanent tree protection barrier (P.T.P.B.) or a PVC snow fence.

Project Title: PROPOSED RESIDENTIAL DEVELOPMENT, 356 DUNDAS ST LONDON, ONTARIO

Client: [REDACTED]

Scale: 1:100

Date: 01/10/2023

Author: [REDACTED]

Checked: [REDACTED]

Approved: [REDACTED]

Project Location: [REDACTED]

Project Reference: [REDACTED]

Project File: [REDACTED]

Project Sheet: [REDACTED]

Project Status: [REDACTED]

Project Description: [REDACTED]

Project Notes: [REDACTED]

TREE PRESERVATION PLAN

SCALE = 1:100

