

Bill No. 54
2016

By-law No. Z.-1-16_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 89 York Street.

WHEREAS **Jing for Jing Ltd.** has applied to rezone an area of land located at 89 York 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 89 York Street, as shown on the attached map comprising part of Key Map No. A107, **from** a Downtown Area (DA2*D350) Zone **to** a holding Downtown Area Bonus (h-1*h-3*DA2*D350*B(___)) Zone.

2. Section Number 4.3 of the General Provisions is amended by adding the following Site Specific Bonus Provision:

B(____) 89 York Street

This bonus zone is intended to facilitate a 10 storey mixed-use development design which includes commercial and retail floorspace, and 18 residential units, with a density of 754 units per hectare, 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 elevations shown in attached Schedule "1", except where the below criteria require more specific detail than shown in attached Schedule "1" of the amending by-law.
2. A high quality of building design, including the following:
 - i. Abundant use of transparent glazing on the ground and second floors;
 - ii. A high proportion of glass materials and natural stone and a relatively low proportion of exposed concrete or similar materials;
 - iii. Provision of an outdoor area on the second storey in the form of a patio or terrace which faces the street to provide: articulation of the front façade, shelter for the ground floor entry, and activation of the street edge along York Street;
 - iv. Parking provided by a mechanical parking system to be located on the third storey (spanning a maximum of 1.5 storeys in height).
 - v. Inclusion of floor to ceiling translucent glazing on the third storey to screen the parking level which may be backlit or have graphics etched on or placed behind, to provide a visibly interesting and artistic treatment, and animation of the street edge;
 - vi. All parking spaces provided are to be accessible parking spaces;
 - vii. The use of solar panels on the 10th floor roof;
 - viii. Sustainable development features including green roof treatments on the fifth and tenth levels; and
 - ix. The visually interesting angled and stepped back building cap that will contribute positively to the Downtown London skyline;
3. The following regulations apply within the bonus zone:
 - i. Density (maximum): 754 units per hectare (305 units per acre)
 - ii. Height (maximum): 44.3 metres (145.3 feet)
 - iii. Residential Portion Setback (minimum) 0 metres (0 feet)
 - iv. Notwithstanding Section 4.19, the parking provided by the mechanical stacked parking system shall be exempt from the size requirements of

Section 4.19 2) *Dimensions of Parking Spaces*, and no access aisles are required as per Sections 4.19 2.1) *Access Aisles*, and 4.19 6) (j) *Access Aisles for Parking Spaces with Disabilities* of the Z.-1 Zoning By-law.

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.

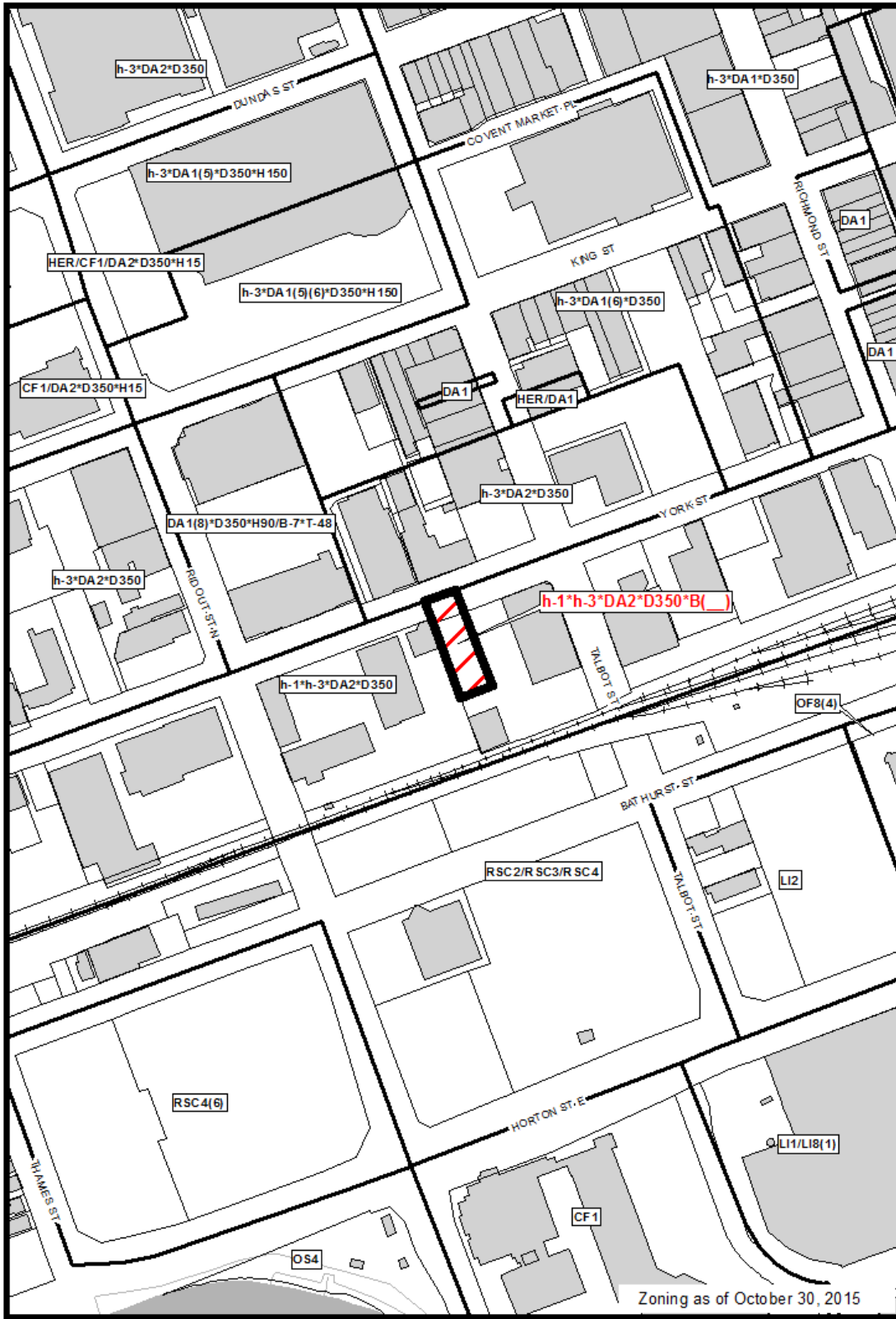
PASSED in Open Council on January 4, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk


First Reading - January 4, 2016
Second Reading - January 4, 2016
Third Reading - January 4, 2016

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

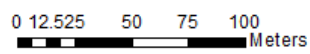


Zoning as of October 30, 2015

File Number: Z-8525
 Planner: SW
 Date Prepared: 2015/11/09
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500



Site Plan

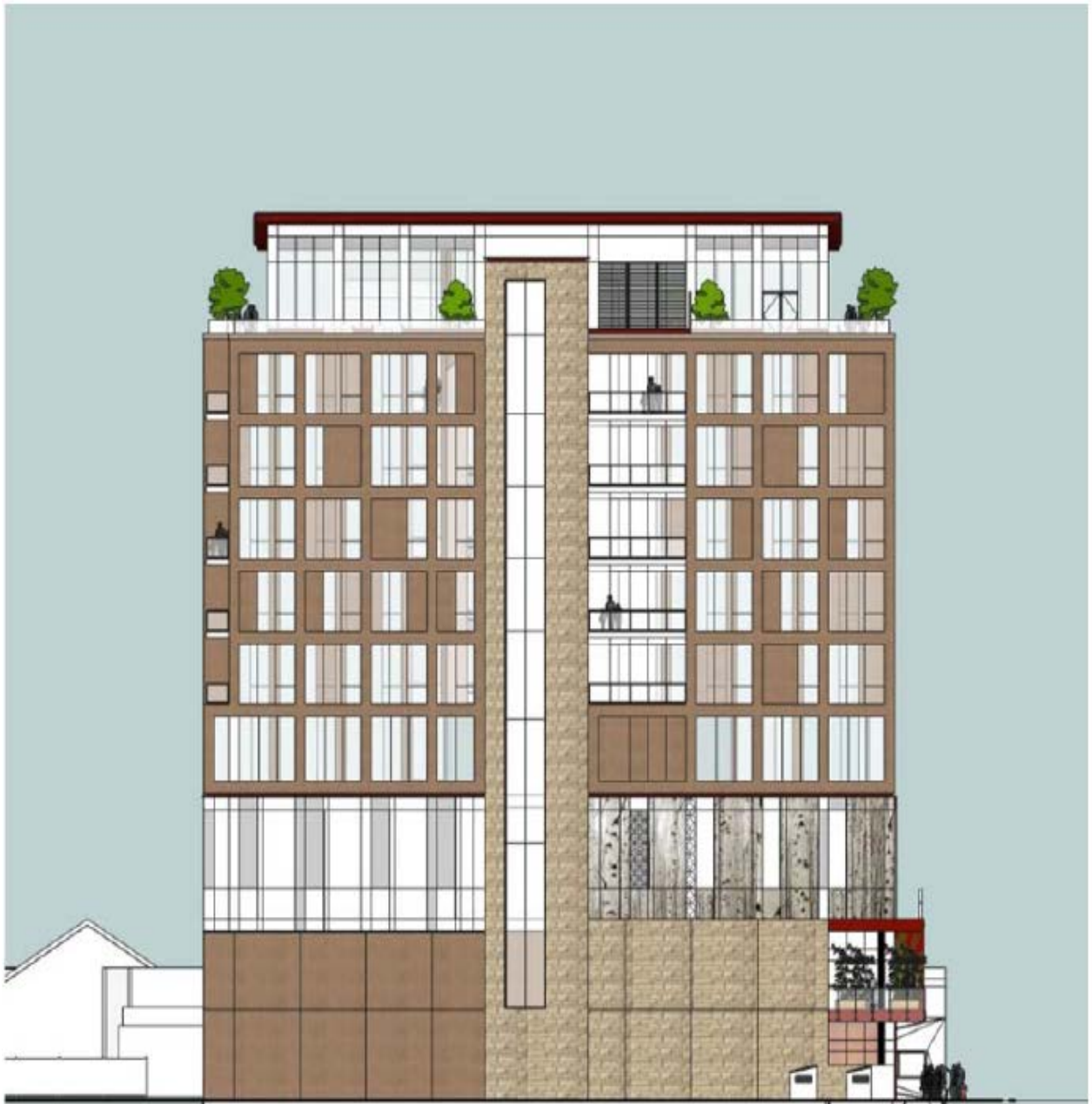
North Elevation (Front Façade)



South Elevation (Rear)



East Elevation



West Elevation

