

Bill No. 252
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 455 Clarence Street.

WHEREAS **1016790 Ontario Ltd.** has applied to rezone an area of land located at 455 Clarence 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 455 Clarence Street, as shown on the attached map comprising part of Key Map No. A.107, **from** a Holding Downtown Area (h-3*DA1*D350) Zone and a Holding Downtown Area (h-3*DA2*D350) Zone **to** a Downtown Area Bonus (DA1*D350*B(__)) Zone.

2. Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B(__) 455 Clarence Street

This bonus zone is intended to facilitate a development design which includes a 32-storey mixed-use apartment building with a maximum of 182 residential apartment units and 700m² of retail space on the ground floor. The apartment will exist at a density up to 1180 units per hectare, height of 105 metres, and a setback of 4.5 metres for any residential use above 15 metres in return for the provision of the following services, facilities and matters:

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 attached Schedule "1", and includes the following:

- i) A podium design which is sensitive to, and responds to, the surrounding heritage features and implements the design criteria of the Downtown Heritage Conservation District.
- ii) A high quality of building design, including the following design elements:

Podium

- i. The use of stone veneer and granite, similar to the materials used on the historic office building across the street.
- ii. Generous double height transparent windows at the base of the podium along Clarence Street in order to activate the street frontage.
- iii. A projecting glass canopy along the length of the podium, along the Clarence Street frontage, in order to provide weather protection to pedestrians.
- iv. Large bay windows with transparent glass above the main floor to help soften and break up the stone veneer walls while providing light into the parking garage and animating the upper levels of the podium.

Mid-Block Connection

- v. A covered pedestrian alley, along the south property line, with active storefronts in order to implement the "laneways connection" transformational project found in *Our Move Forward: London's Downtown Plan*.

Tower

- vi. A point tower form with the massing of the building mitigated by a high proportion of glass materials and a relatively low proportion of panels or similar materials.
- vii. A variation of material colours in order to add interest and break up blank wall sections.
- viii. Continuous window wall within groupings of vertical window sections accented by a colour and projecting (roughly 1ft) in order to provide a unique

architectural element to the building and break up the large flat portion of wall on the Clarence Street façade.

- ix. A visually interesting building cap that will contribute positively to the Downtown London skyline.

Streetscape

- x. High quality design and landscaping, within the City Boulevard as required to achieve the goals of the Downtown Master Plan.

Public Art

- xi. The provision of public art, to be administered in accordance with the City of London Art Policy in the amount of 1% of construction value up to \$250,000

The following regulations apply with the bonus zone:

Density (maximum)	1180 units per hectare (475 units per acre)
Height (maximum)	105 metres (335 feet)
Podium Height (Maximum)	19.5 metres
Residential Component of Building	The required setback for the residential portion of the building shall be a minimum of 4.5 metres (14.76 feet) for any portion above 15 metres (49.2 feet).
Parking (minimum)	0 parking spaces

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.

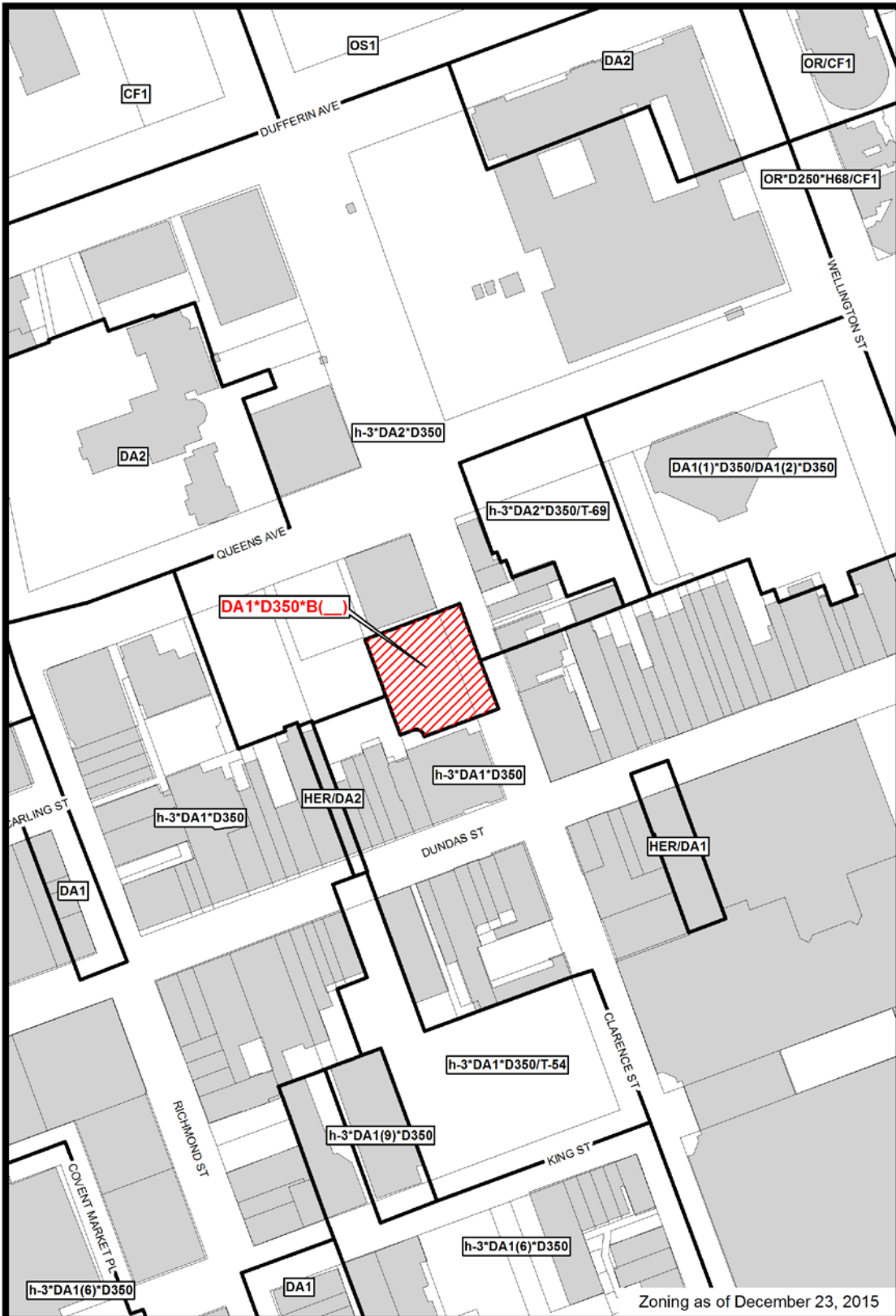
PASSED in Open Council on June 23, 2016.

Paul Hubert
Deputy Mayor

Catharine Saunders
City Clerk

First Reading - June 23, 2016
Second Reading - June 23, 2016
Third Reading - June 23, 2016

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




File Number: Z-8560
 Planner: MC
 Date Prepared: 2016/01/11
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Schedule "1"



1016790 ONTARIO LIMITED
MIXED USE DEVELOPMENT

455 Clarence Street, London, Ontario

Perspective View

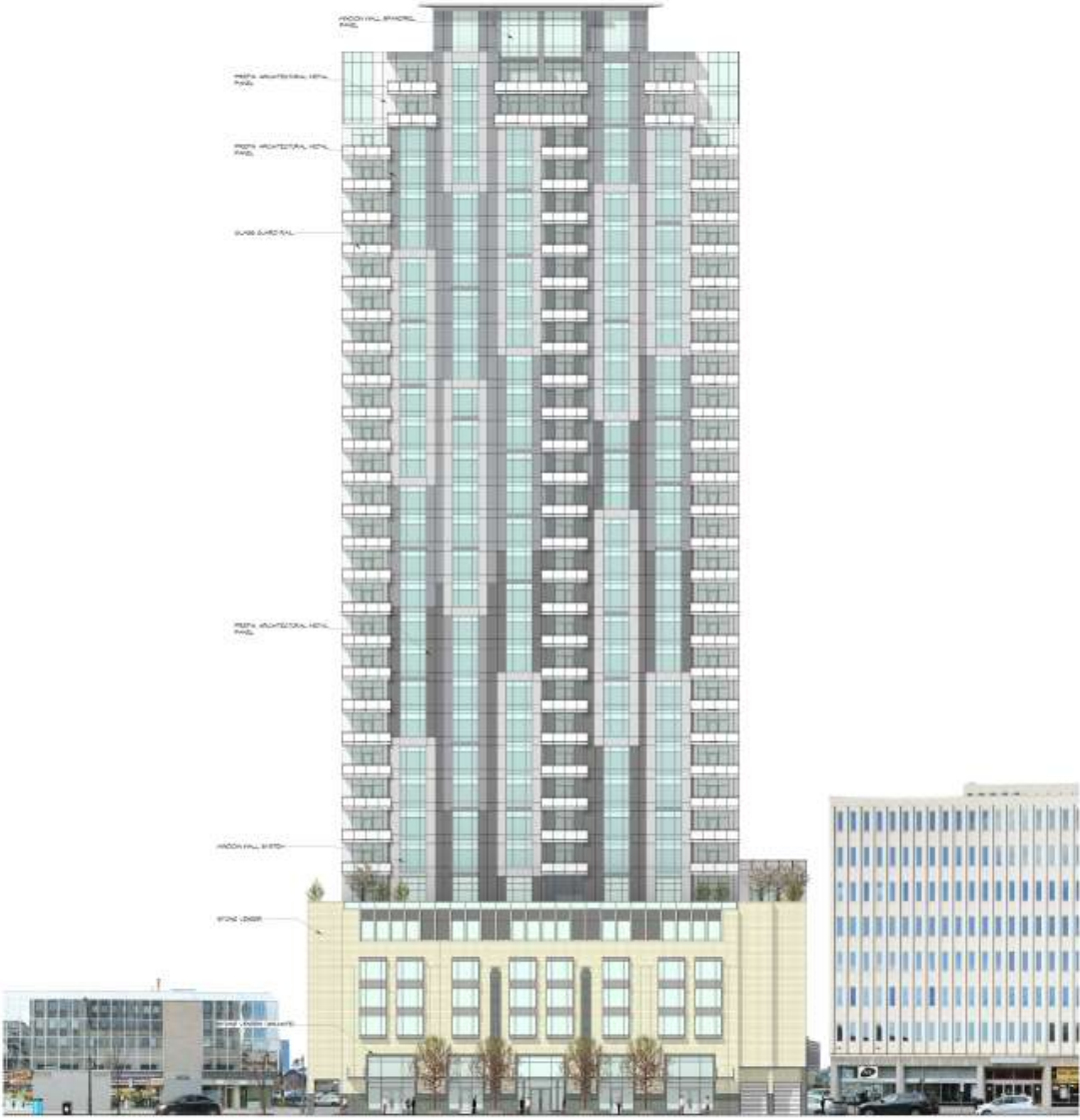
Scale:

Date Issued: 2016/05/11

WASYLKO
ARCHITECT INC.

370 QUEEN ST
LONDON ON
N6A 3K4
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1016790-01-01-01



**1016790 ONTARIO LIMITED
MIXED USE DEVELOPMENT**

455 Clarence Street, London, Ontario

EAST ELEVATION / STREET VIEW

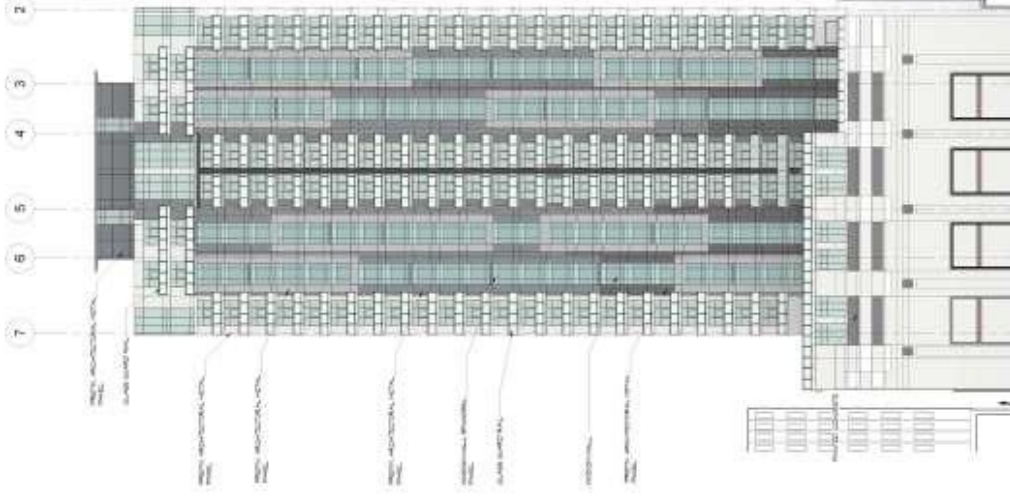
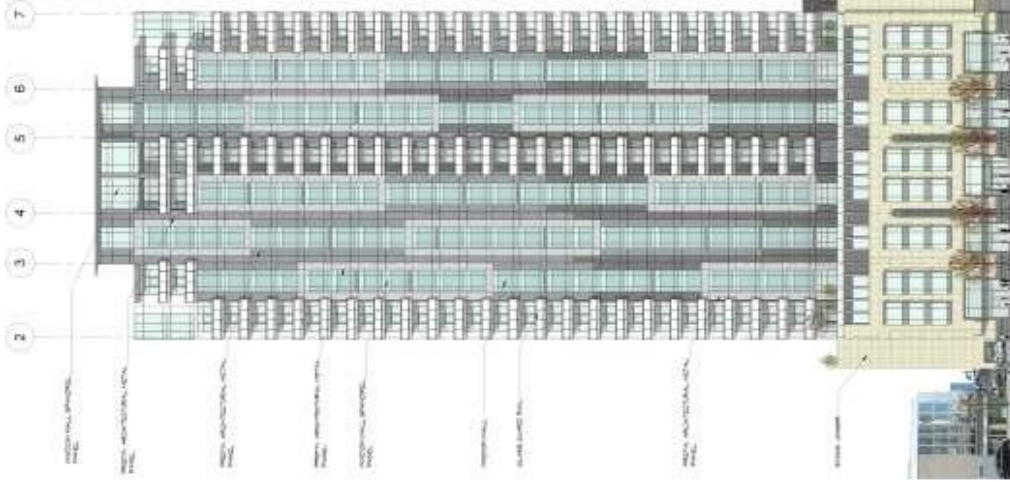
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Date Issued: 2016/05/11

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DRAWING NO. 1016790-01





WASTED
ARCHITECT INC.



PARTIAL EAST ELEVATION

**1016790 ONTARIO LIMITED
MIXED USE DEVELOPMENT**

455 Clarence Street, London, Ontario

Scale: 1 : 75 Date Issued: 2018/05/11

89-12-0-0-00000001



Perspective View

**1016790 ONTARIO LIMITED
MIXED USE DEVELOPMENT**

455 Clarence Street, London, Ontario

WATKINS
ARCHITECT INC.

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LONDON, ON
31.03.2009
REV 04.13.09

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