

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 150 Dundas Street and 153 Carling Street.

WHEREAS **Rygar Properties Limited** has applied to rezone an area of land located at 150 Dundas Street and 153 Carling 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 150 Dundas Street and 153 Carling Street, as shown on the attached map comprising part of Key Map No. A107, **from** a holding Downtown Area (h-3*DA1*D350) Zone **to** a Downtown Area Special Provision Bonus (DA1(____)*D350*B-____) Zone.

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

"B-(____) 150 Dundas Street and 153 Carling Street

This bonus zone is intended to facilitate a high quality development which substantively implements the site plan and elevations attached as Appendix "1", with minor revisions at the discretion of the Managing Director of Planning and City Planner; and

The contribution to My Dundas Place for the provision of facilities, services, programming, public art or other matters that will provide for positive project enhancements including:

- i) The financial contribution of funding in the amount of 1% of the construction value up to \$250,000, to be provided at the time of site plan approval, or
- ii) The provision of 465m² (5,000 sq ft) of storage space, in a form and configuration to the satisfaction of the City, for a long-term lease not less than 15 years, at a cost to the City of \$1.00 per annum.

The following special regulations apply within the bonus zone:

a) Regulations:

- i) Density: 1,498 units per hectare
(Maximum)
- ii) Height: 85 metres (278 ft)
(Maximum)
- iii) Ground Floor Commercial Uses: 600m² (6,458 sq ft)
(Minimum)
- iv) Residential Component Of Building (Minimum) The required east and west setbacks for the residential tower portion of the building shall be a minimum of 2.5 metres (8.2 feet) above 15m (49.2m)

v) Tower Setback Storeys 4 and 5

The required setback for the tower portion shall be 5m from the property boundaries along the Dundas Street and Carling Street frontages, save and except a maximum of 10m (32.8 ft) width in the middle which shall have a minimum setback of 1.2m (3.9 ft)

Tower Setback Storeys 6 and above

The required setback for the tower portion shall be 5m from the property boundaries along the Dundas Street and Carling Street frontages, save and except a maximum of 10m (32.8 ft) width in the middle which shall have a minimum setback of 3.5m (11.4 ft)"

3. Section Number 20 of the Downtown Area (DA1) Zone is amended by adding the following Special Provision:

DA1(____) 150 Dundas Street

a) Prohibited Uses

i) any surface, commercial or accessory parking lot which may or may not be for hire or gain

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 August 22, 2017.

Matt Brown
Mayor


Catharine Saunders
City Clerk

First Reading - August 22, 2017
Second Reading - August 22, 2017
Third Reading - August 22, 2017

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



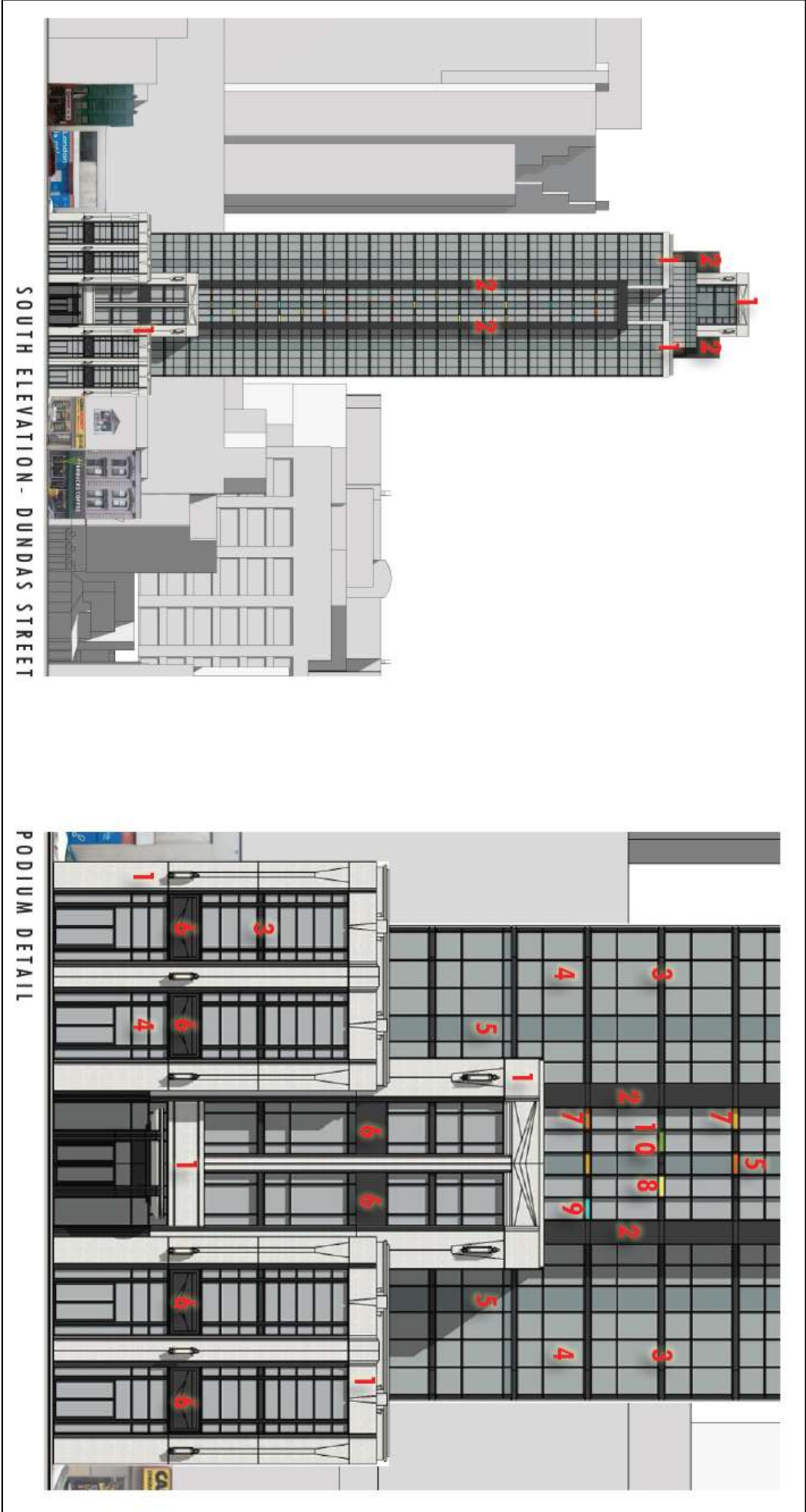
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 Date Prepared: 2017/07/05
 Technician: MB
 By-Law No: Z.-1-

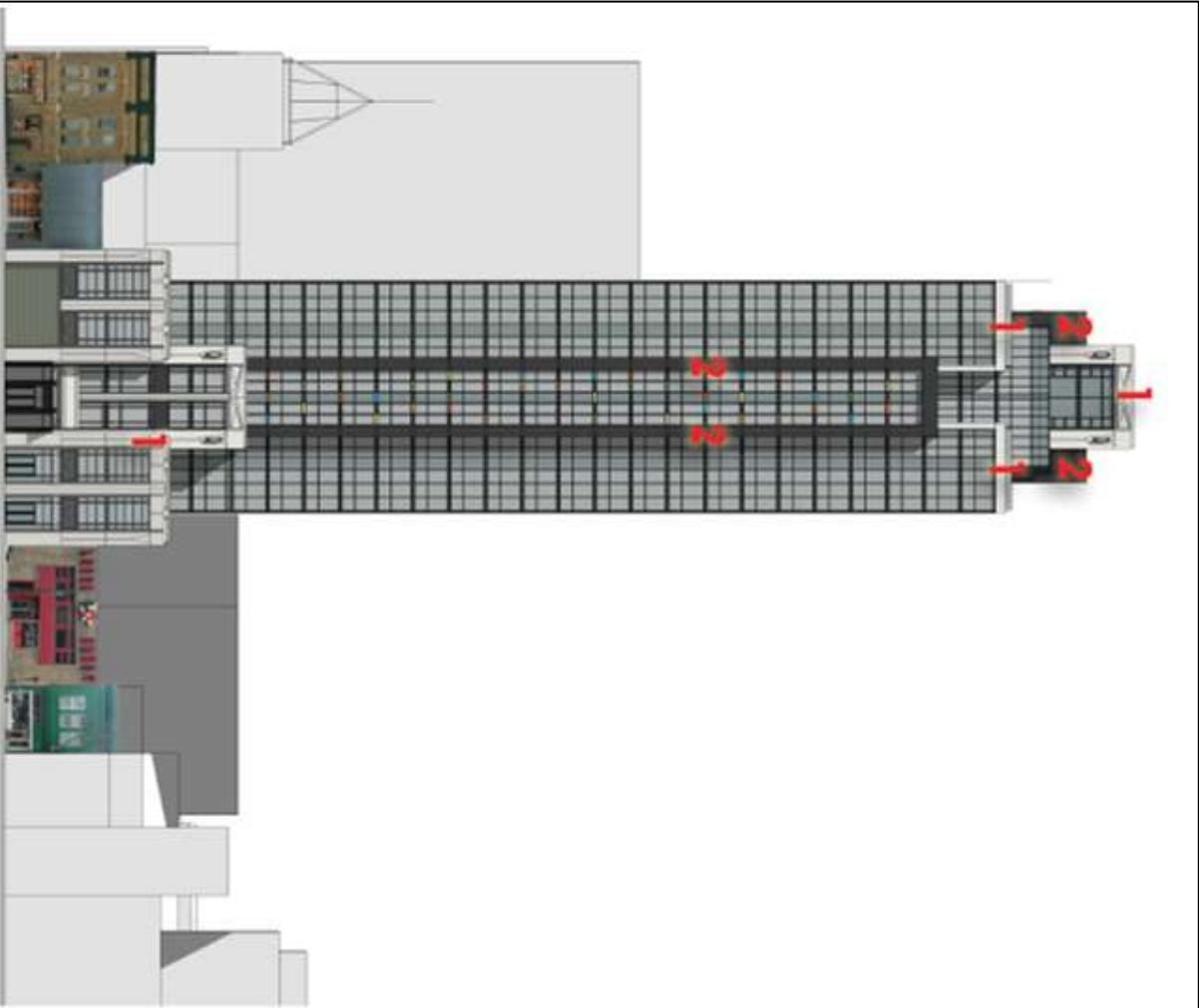
SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



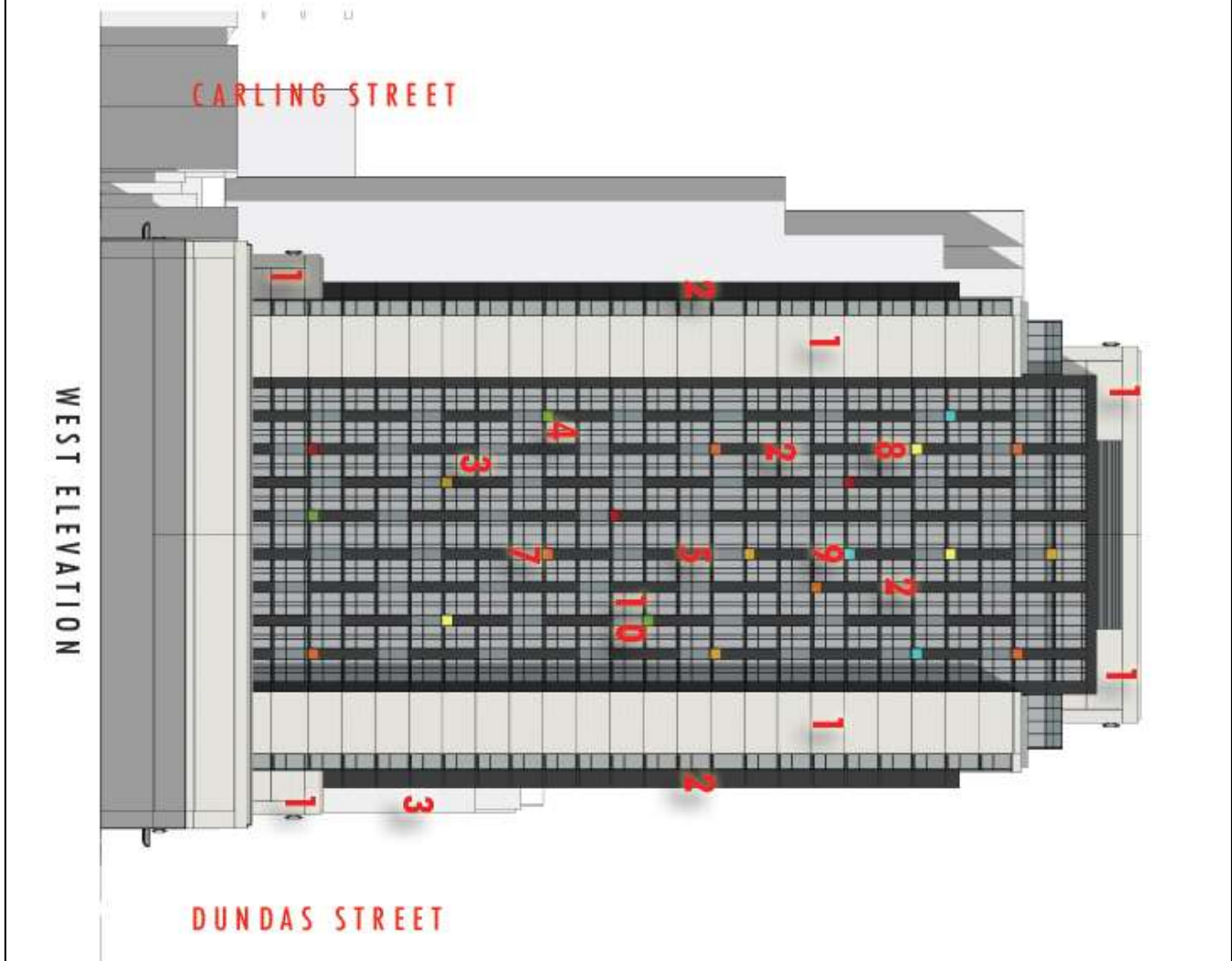
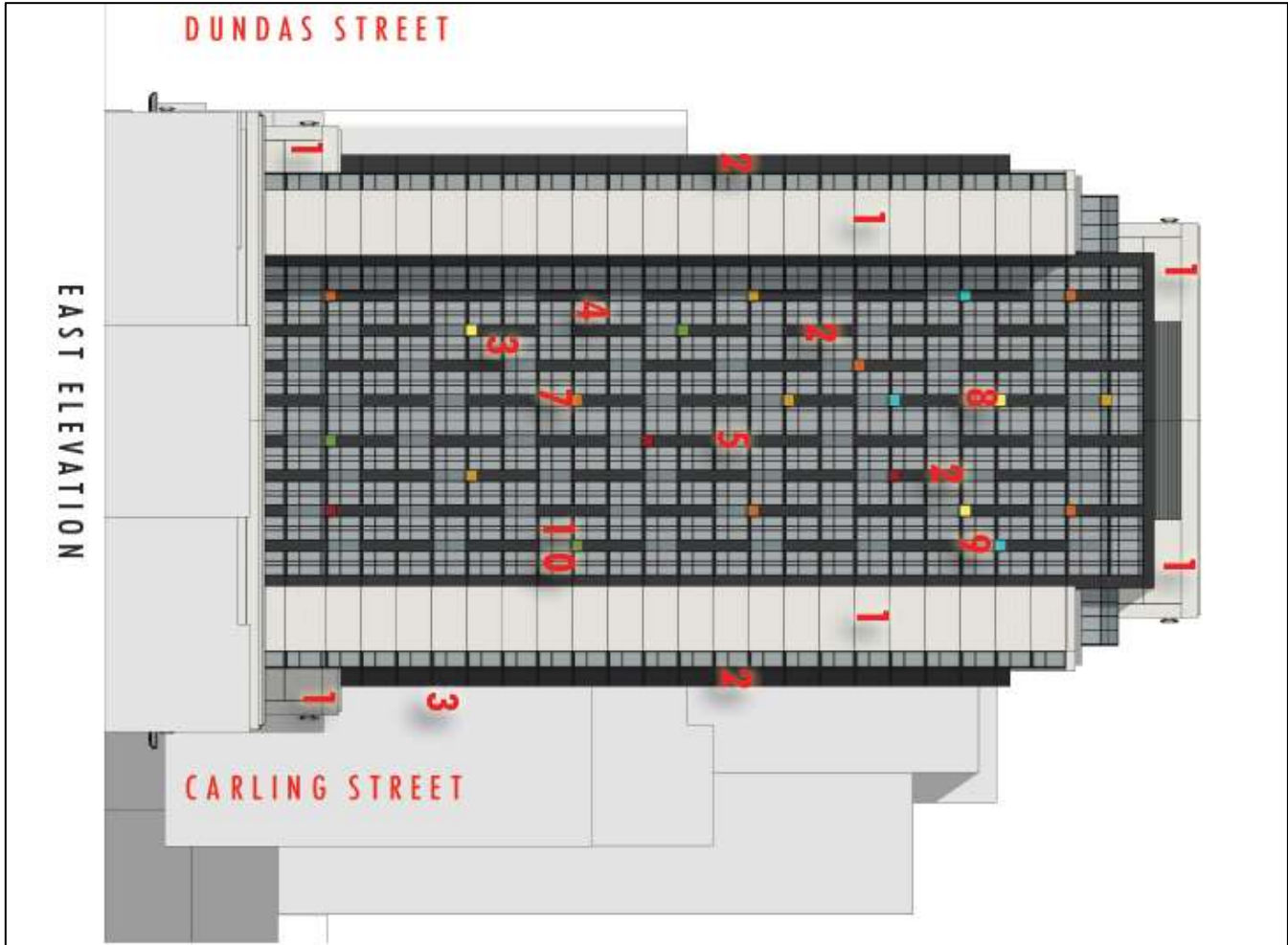


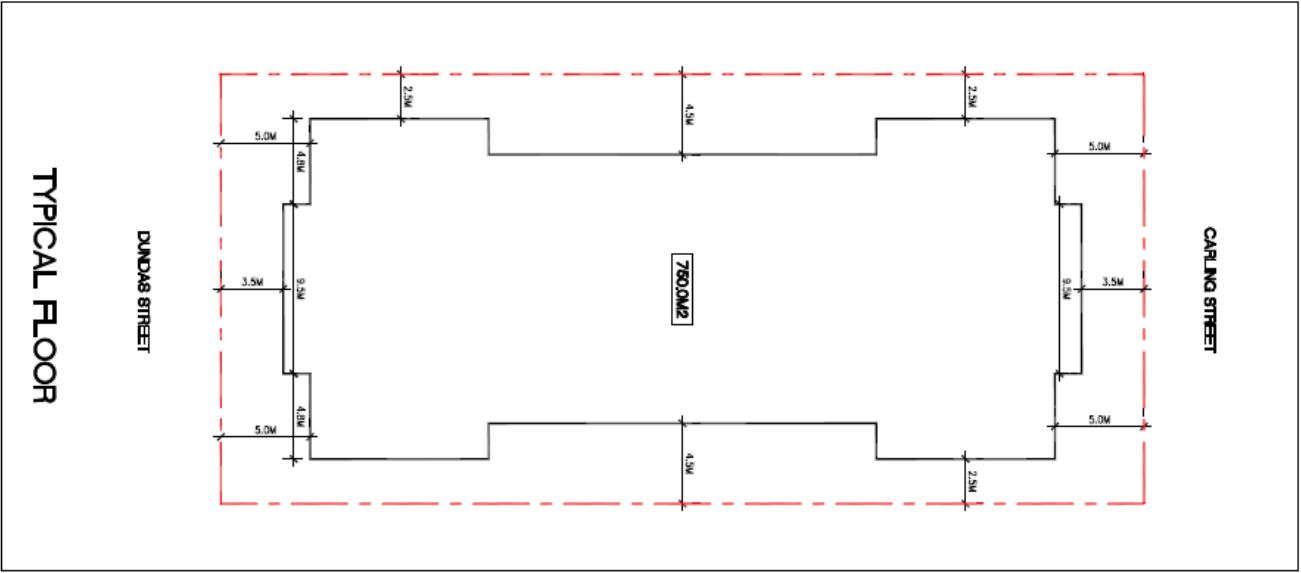
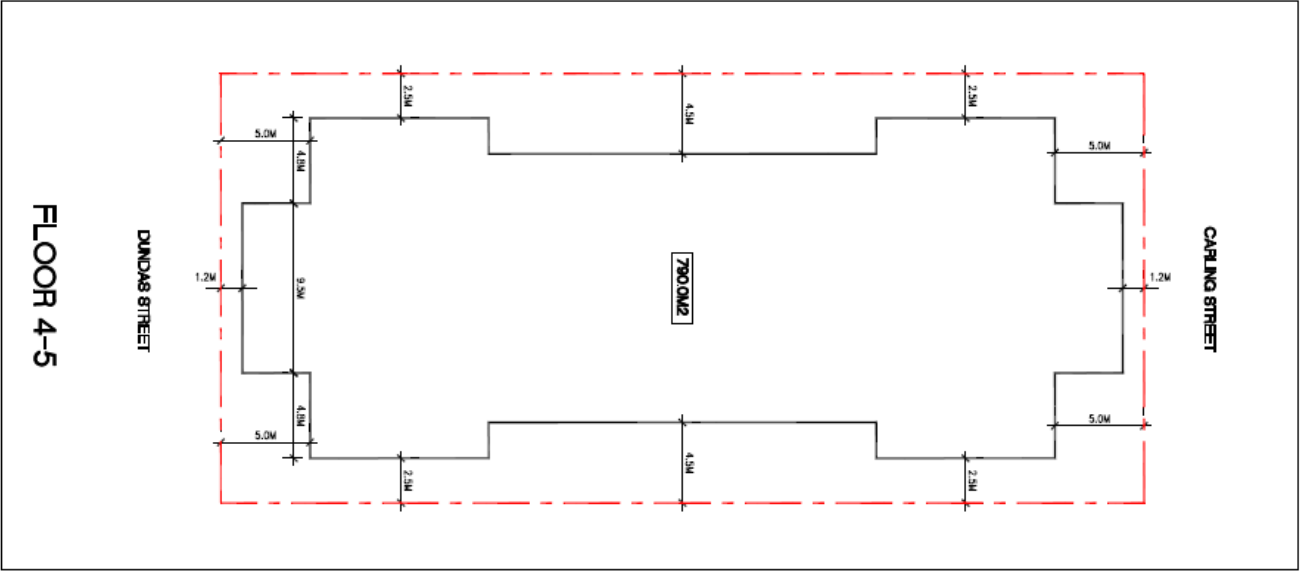
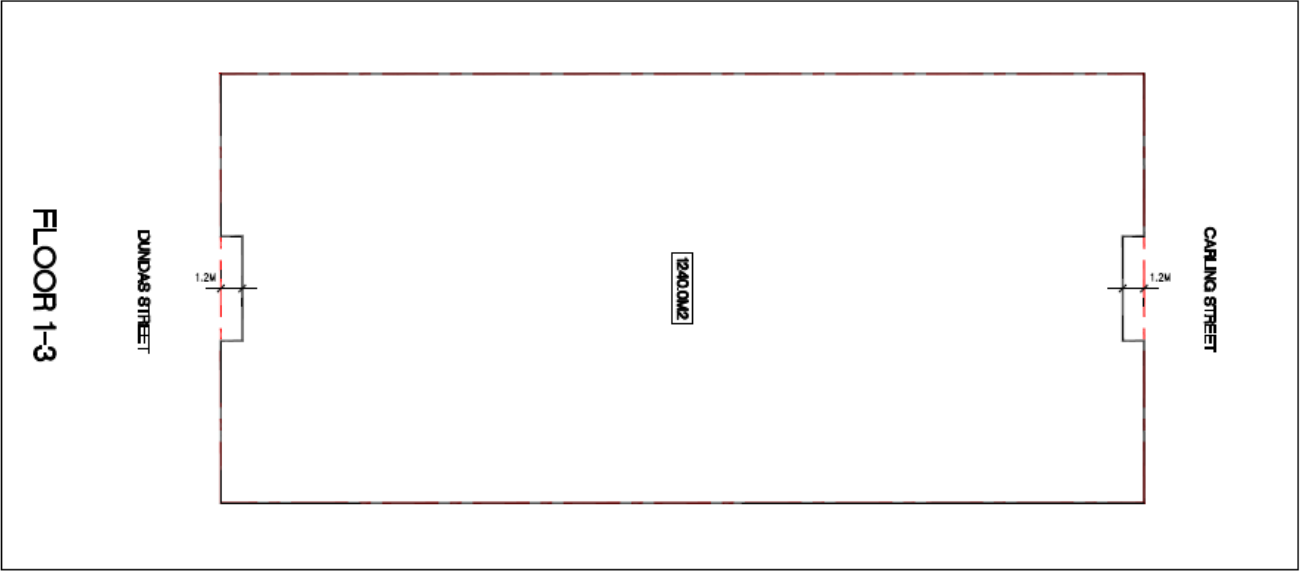


NORTH ELEVATION - CARLING STREET



PODIUM DETAIL



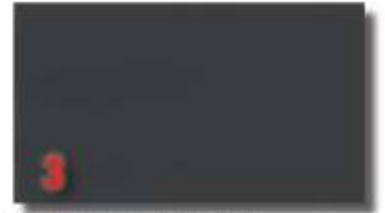




1
PRECAST
GLOBAL PRECAST - 643-7
MEDIUM SANDBLAST



2
EXTERIOR WALL FINISH
PRE FINISHED ALUMINUM PANELS
VALSPAR 379487 ACBODIZE
OLIVINE



3
MULLIONS/METAL SLAB COVERS
PRE FINISHED ALUMINUM
P.P.G. DC9894 DUDACRON
TITANIUM GRAY

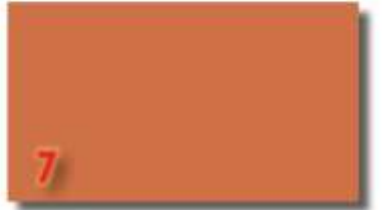


4
GLASS
AOC-CLEAR
COMFORT TI-AC22

5
SPANDREL GLASS
TRULITE - C/JW 743
HARMONY SOLIX



6
STONE VENEER
BLACK GRANITE-GLOSS FINISH



7
ACCENTS/METAL SLAB COVERS
PRE FINISHED ALUMINUM
P.P.G. CINNABOLO DUST UC18671781



8
ACCENTS/METAL SLAB COVERS
PRE FINISHED ALUMINUM
P.P.G. CARAMEL LATTE UC185737



9
ACCENTS/METAL SLAB COVERS
PRE FINISHED ALUMINUM
P.P.G. MARINE BLUE 88511248



10
ACCENTS/METAL SLAB COVERS
PRE FINISHED ALUMINUM
P.P.G. JAMAICAN REEF DURANAR
8488