WHEREAS The Tricar Group has applied to rezone an area of land located at 32, 36, and 40 York Street and part of 330 Thames 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 32, 36, and 40 York Street and part of 330 Thames 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 Downtown Area Bonus (DA2•D350•B(____)•B(____)) Zone and an Open Space Special Provision (OS4(__)) Zone.

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

   “B(____) 32, 36, and 40 York Street and part of 330 Thames Street

   This bonus zone is intended to facilitate a high quality development which substantively implements through the required development agreement(s), the Site Plan, Landscape Plan, Elevations, Renderings and Floor Plans attached as Schedule “1” to the amending by-law; and,

   i) The contribution of funding for an identified component for Back to the River in the amount of $100,000 to be provided during the site plan approval process. The identifiable component of Back to the River will be identified by the City Planner with input from the applicant.

   The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

   a) Regulations:

      i) Density: 414 units per hectare (maximum)

      ii) Setback for Residential Component of Buildings: 1.0 metres (3.3 ft.) north

      iii) Parking (underground) (minimum): 108 spaces

      iv) Component of Buildings: 2.5 metres (8.2 ft.) east

      v) Parking (underground) (minimum): 8.0 metres (26.2 ft.) west

3. Section Number 4.3 (Bonus Zones) of the General Provisions is amended by adding the following Site-Specific Bonus Provision:

   “B(____) 32, 36, and 40 York Street

   This bonus zone is intended to facilitate a high quality development which substantively implements through the required development agreement(s), the Site Plan, Landscape Plan, Elevations, Renderings and Floor Plans attached as Schedule “2” to the amending by-law; and,

   i) The contribution of funding for an identified component for the Back to the River project in the amount of $150,000 to be provided during the site plan approval process. The identifiable component of Back to the River will be identified by the City Planner with input from the applicant.

   ii) The contribution of funding for the Downtown Heritage Conservation District in the amount of $100,000 to be provided during the site plan approval process.
The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Regulations:
   i) Density: 534 units per hectare (maximum)
   ii) Setback for Residential Component of Buildings: 13 metres (42.6 ft.) north
        2.5 metres (8.2 ft.) east
        8.5 metres (27.9 ft.) south
        6.0 metres (19.7 ft.) west
   iii) Parking (underground) 101 spaces (minimum)

4. Section Number 36.4 (Special Provisions) of the Open Space (OS) Zone is amended by adding the following Special Provision:

OS4 (___) Part of 330 Thames Street

a) Regulation:
   i) Lot Area 553 m² (5,952 sq. ft.) (minimum)

5. 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.

6. 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 5, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – September 5, 2017
Second Reading – September 5, 2017
Third Reading – September 5, 2017
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

File Number: Z-8789
Planner: MC
Date Prepared: August 14, 2017
Technician: JTS
By-Law No: Z.-1.

SUBJECT SITE

1:1,000

Zoning as of June 5, 2017
Southerly & Westerly Façades
- Option 1

Southerly & Easterly Façades
- Option 1

Southerly & Easterly Façades
- Option 1

Southerly & Westerly Façades
- Option 1
Upper Parking 1 – Option 1

Upper Parking 2 – Option 1
South Elevation (York Street) – Option 2

West Elevation (Thames Street) – Option 2
Lower Parking 2 – Option 2

Lower Parking 1 – Option 2
Upper Parking 1 – Option 2

Upper Parking 2 – Option 2