

Bill No.  
2017

By-law No. Z.-1-17 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 32, 36, and 40 York Street and part of 330 Thames Street

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: (maximum)	414 units per hectare
	ii) Setback for Residential Component of Buildings: (minimum)	1.0 metres (3.3 ft.) north 2.5 metres (8.2 ft.) east 2.0 metres (6.5 ft.) south 8.0 metres (26.2 ft.) west
	iii) Parking (underground) (minimum)"	108 spaces

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  
(minimum) 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 m<sup>2</sup> (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)



Zoning as of June 5, 2017

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

SUBJECT SITE 

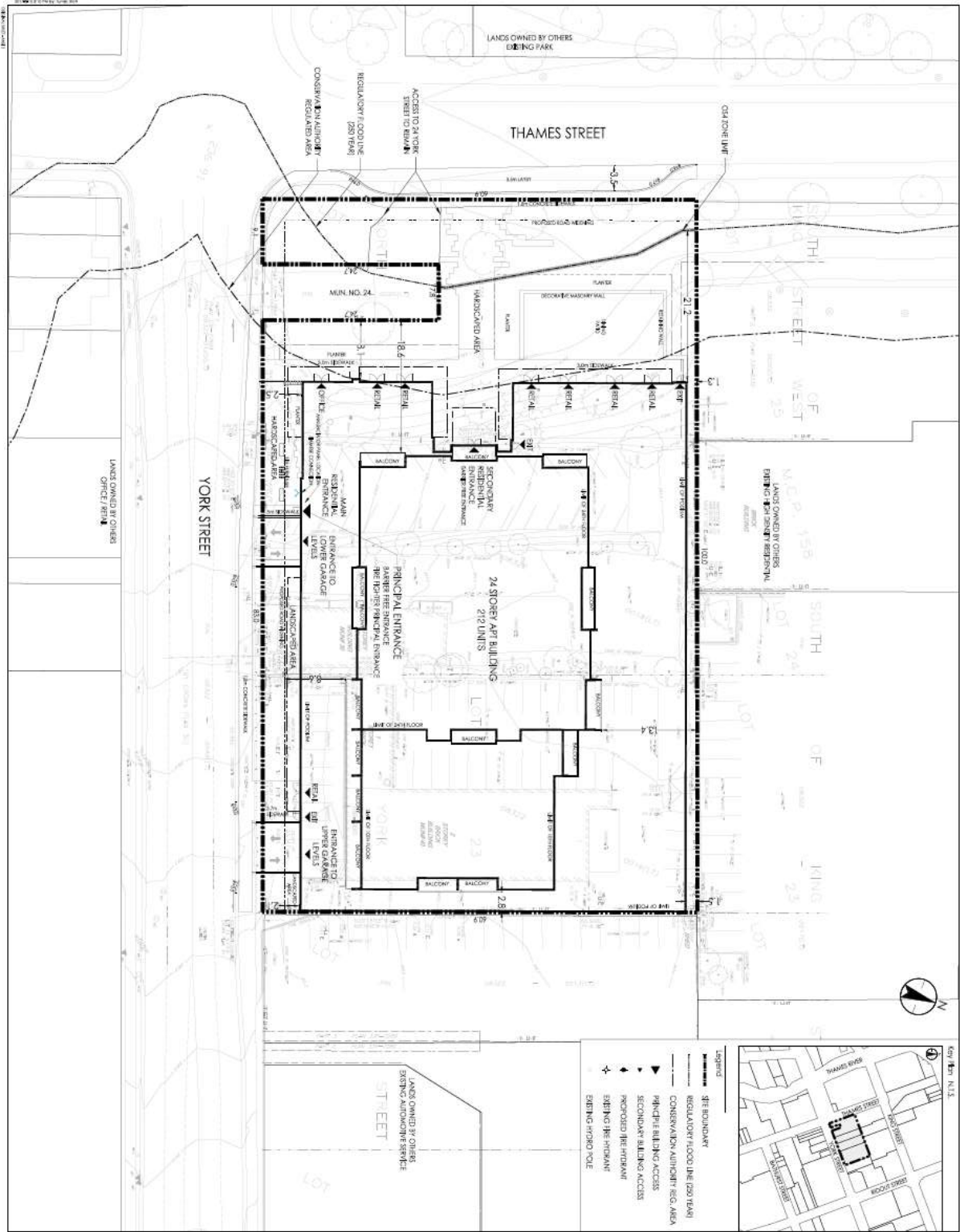
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0 5 10 20 30 40 Meters



Schedule "1"

Site Plan – Option 1



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Design Date: 10/14/2021

Item	Description	Quantity	Unit
1	Site Plan	1	Sheet

Item	Description	Quantity	Unit
1	Site Plan	1	Sheet

Item	Description	Quantity	Unit
1	Site Plan	1	Sheet

Item	Description	Quantity	Unit
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Item	Description	Quantity	Unit
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Project No: 10141327  
 Drawing No: 1 of 2

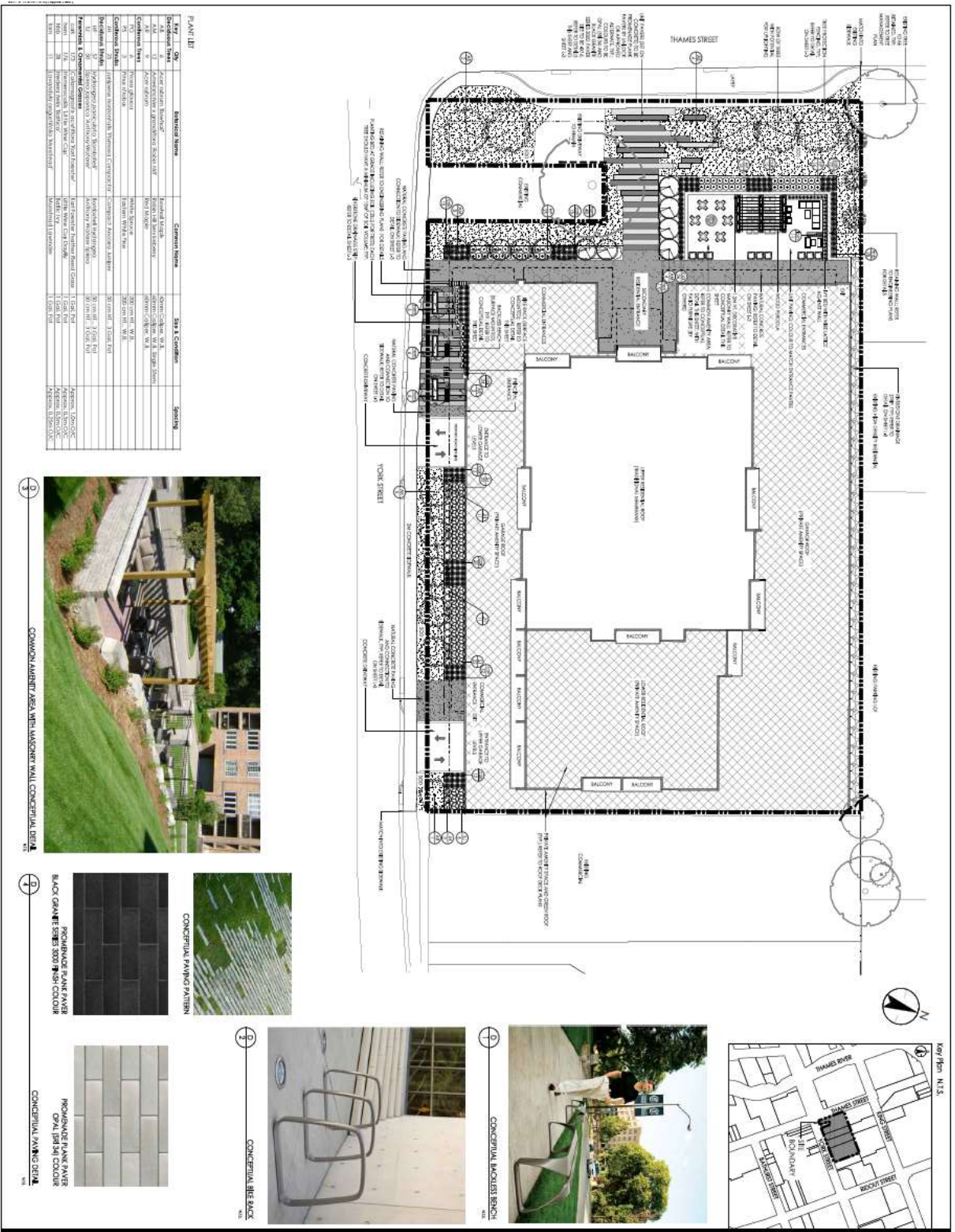
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Client: The Impact Group  
 Location: 40 York Street  
 City: London, ON Canada

Title: Site Plan  
 Proposal: 1

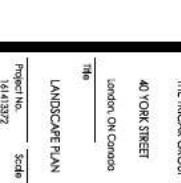
Author: [Name]  
 Designer: [Name]  
 Checker: [Name]  
 Date: 10/14/2021

Landscape Plan – Option 1



key/plan N13

Plant No.	Botanical Name	Common Name	Spacing
1	Quercus macrocarpa	White Oak	10m x 10m
2	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
3	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
4	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
5	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
6	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
7	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
8	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
9	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
10	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
11	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
12	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
13	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
14	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
15	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
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17	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
18	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
19	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
20	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
21	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
22	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
23	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
24	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
25	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
26	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
27	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
28	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
29	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
30	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
31	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
32	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
33	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
34	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
35	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
36	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
37	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
38	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
39	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m
40	Thuja occidentalis	Greenleaf Blue Spruce	10m x 10m



COMMON AREA WITH GLASS RAIL CONCEPTUAL BENT

CONCEPTUAL PAVING PATTERN

CONCEPTUAL BENCH BENT

CONCEPTUAL RAIL BENT

PROPOSED PLANT PLANTING SCHEDULE

PROPOSED PLANT PLANTING SPECIAL COLOUR

CONCEPTUAL BENCH BENT

**Legend**

- CONCRETE
- ASPHALT
- GRASS
- WOOD
- PAVED
- ...

**NOTES**

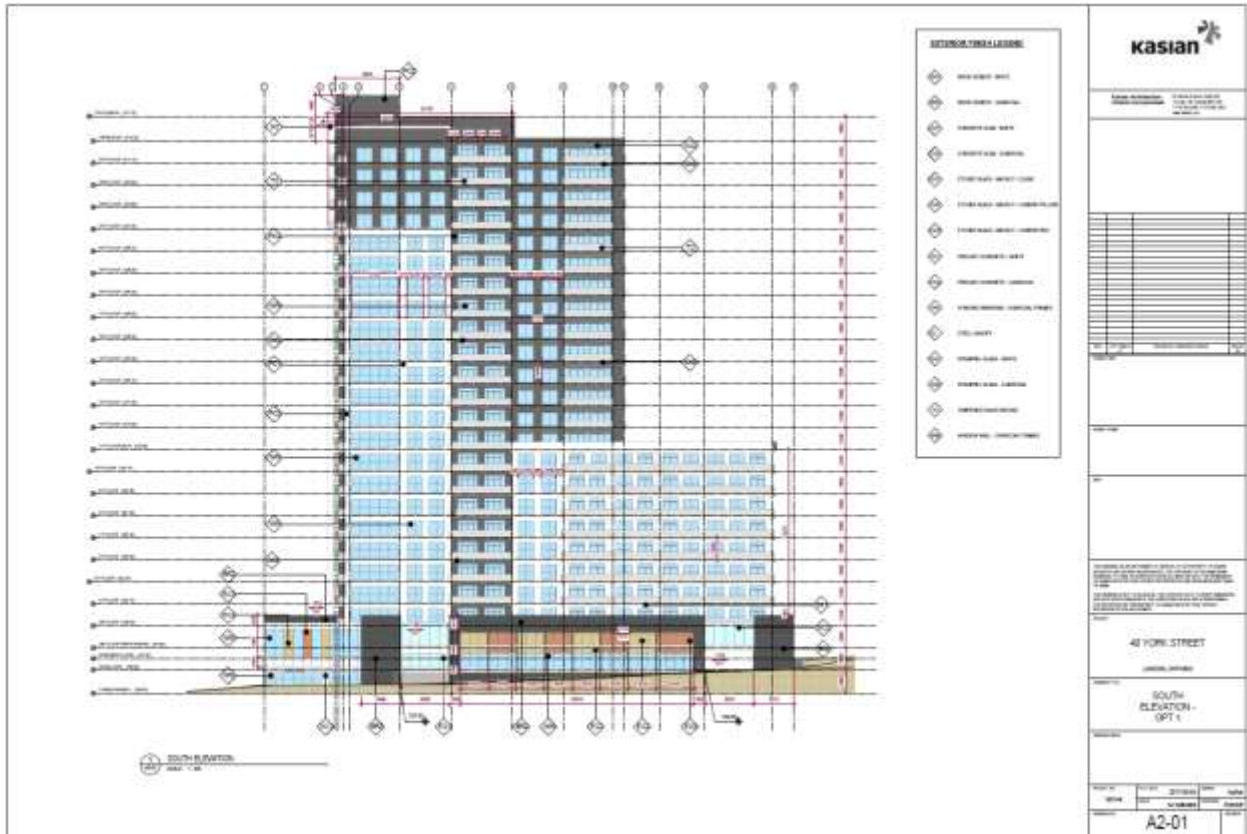
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE PLAN.
3. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY AVAILABLE.
4. ALL WORK IS TO BE ACCORDING TO THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS.
5. ALL PLANTING IS TO BE ACCORDING TO THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS.
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10. ALL PLANTING IS TO BE ACCORDING TO THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS.

Client/Project:  
THE TRICAR GROUP  
40 YORK STREET  
London, ON Canada

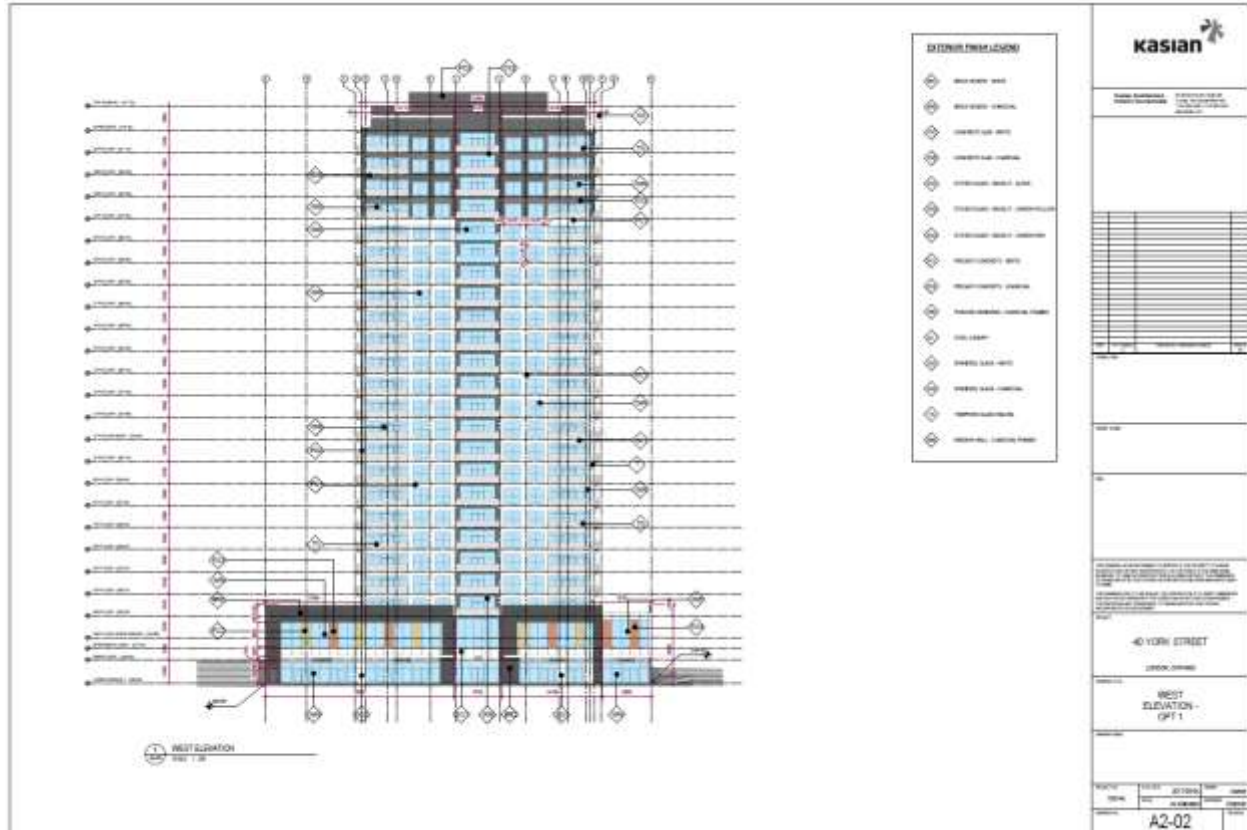
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LANDSCAPE PLAN

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Sheet: 1 of 3  
Revision: 1

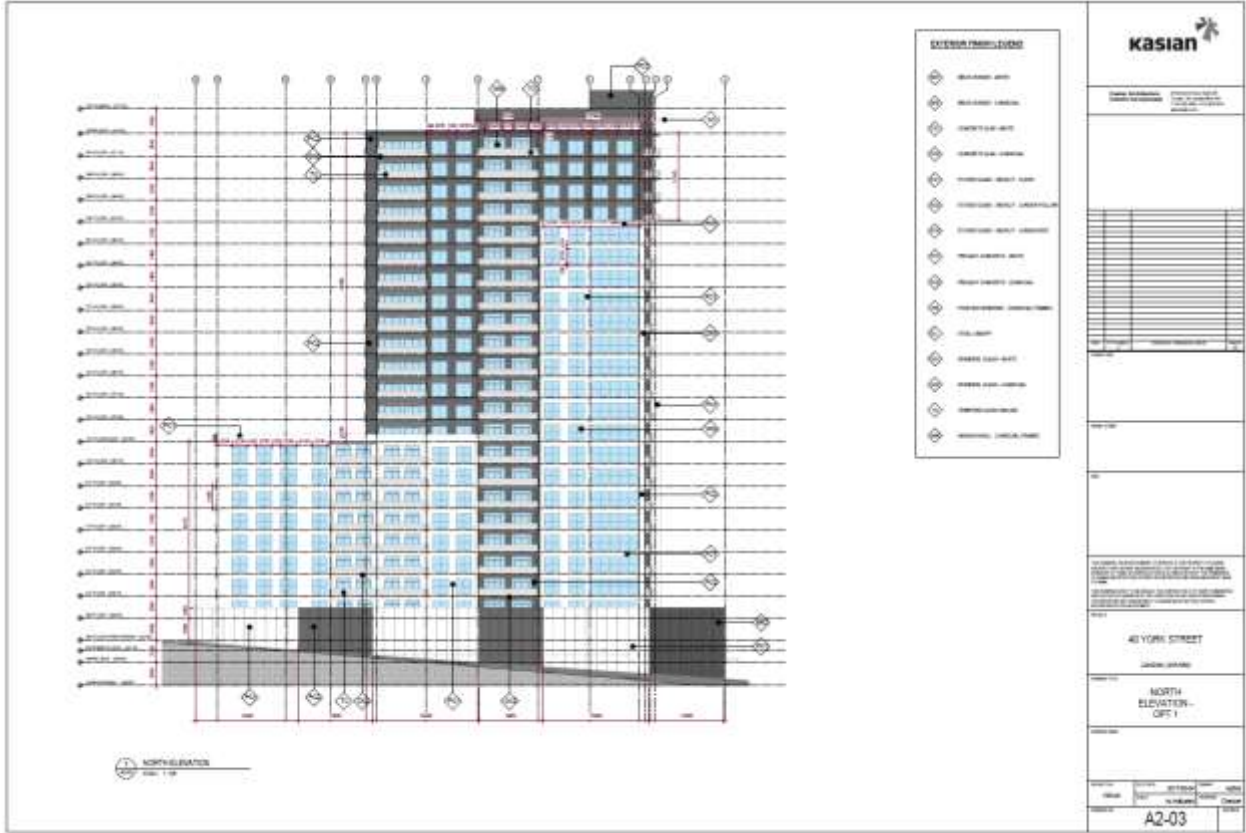
South Elevation (York Street) – Option 1



West Elevation (Thames Street) – Option 1



North Elevation – Option 1



East Elevation – Option 1



Southerly & Westerly Façades  
– Option 1



Southerly & Easterly Façades  
– Option 1



Southerly & Easterly Façades  
– Option 1

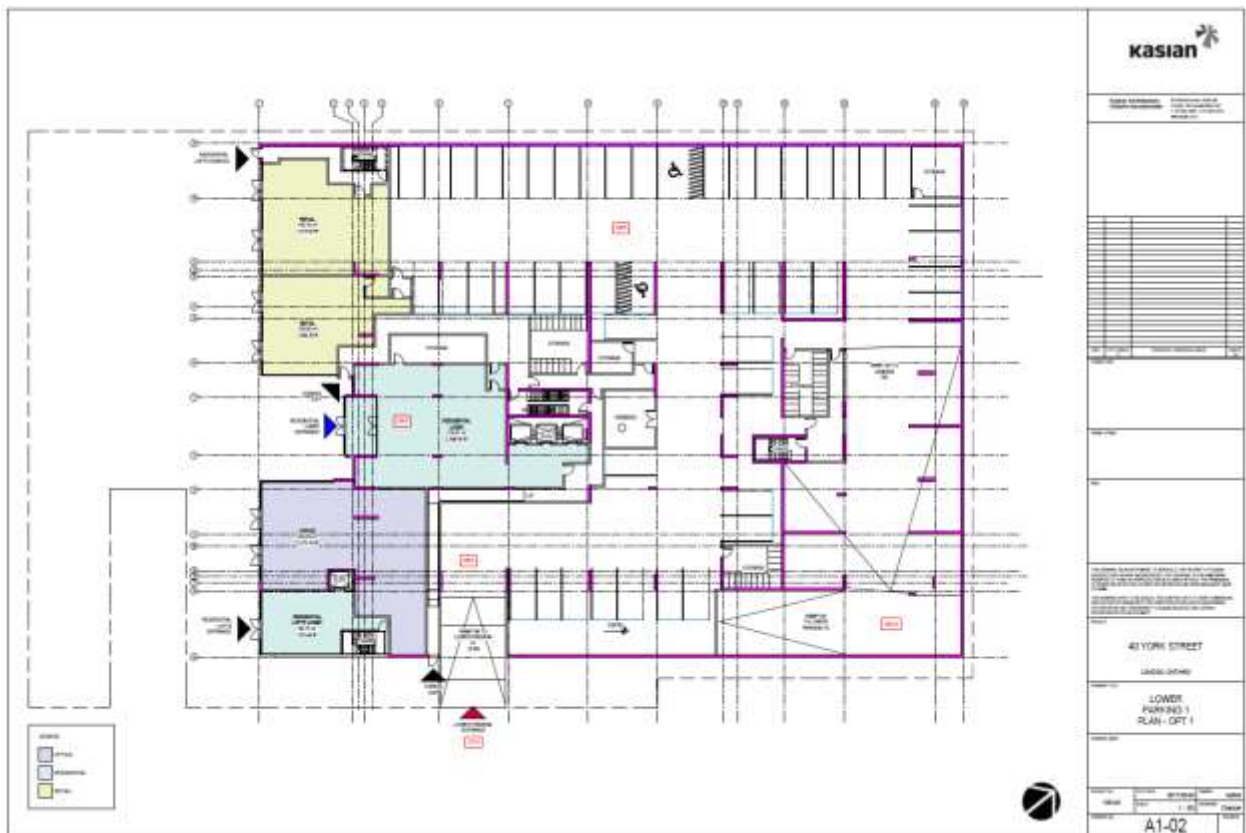
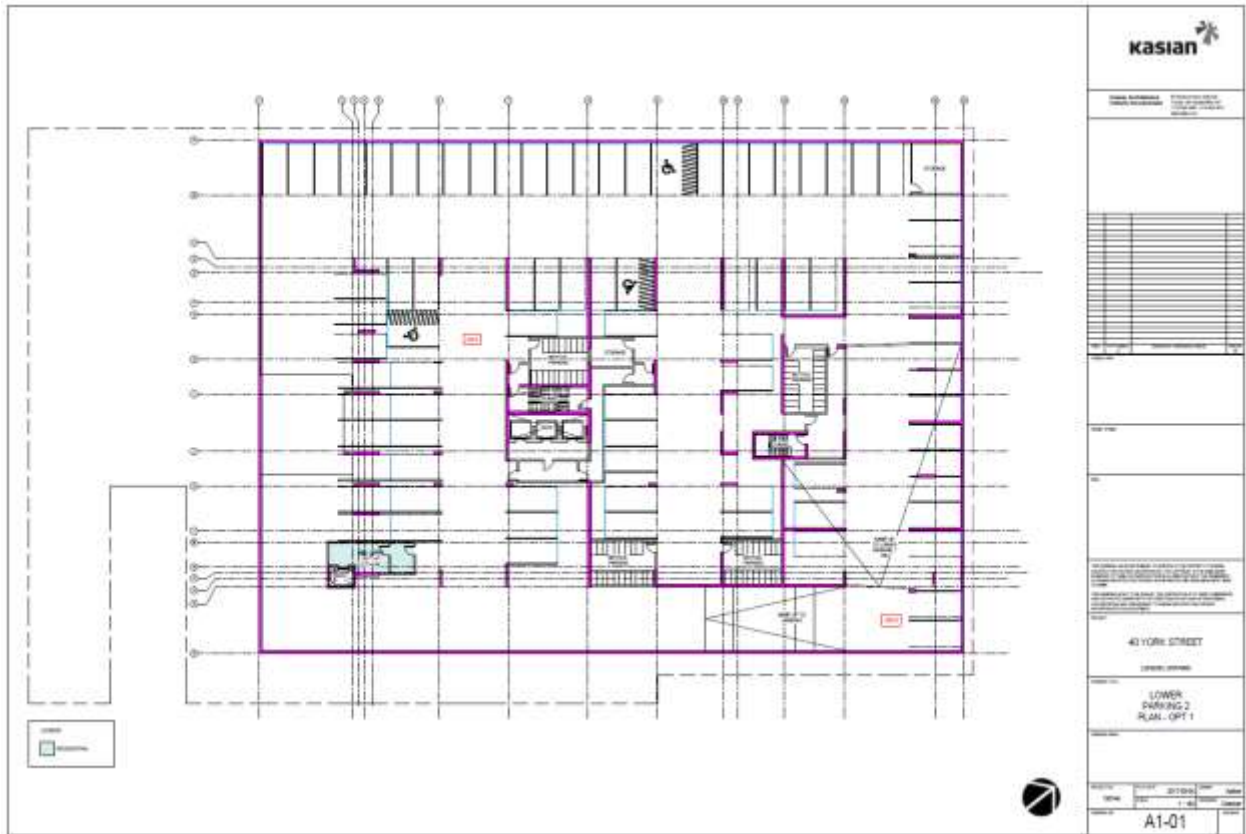


Southerly & Westerly Façades  
– Option 1

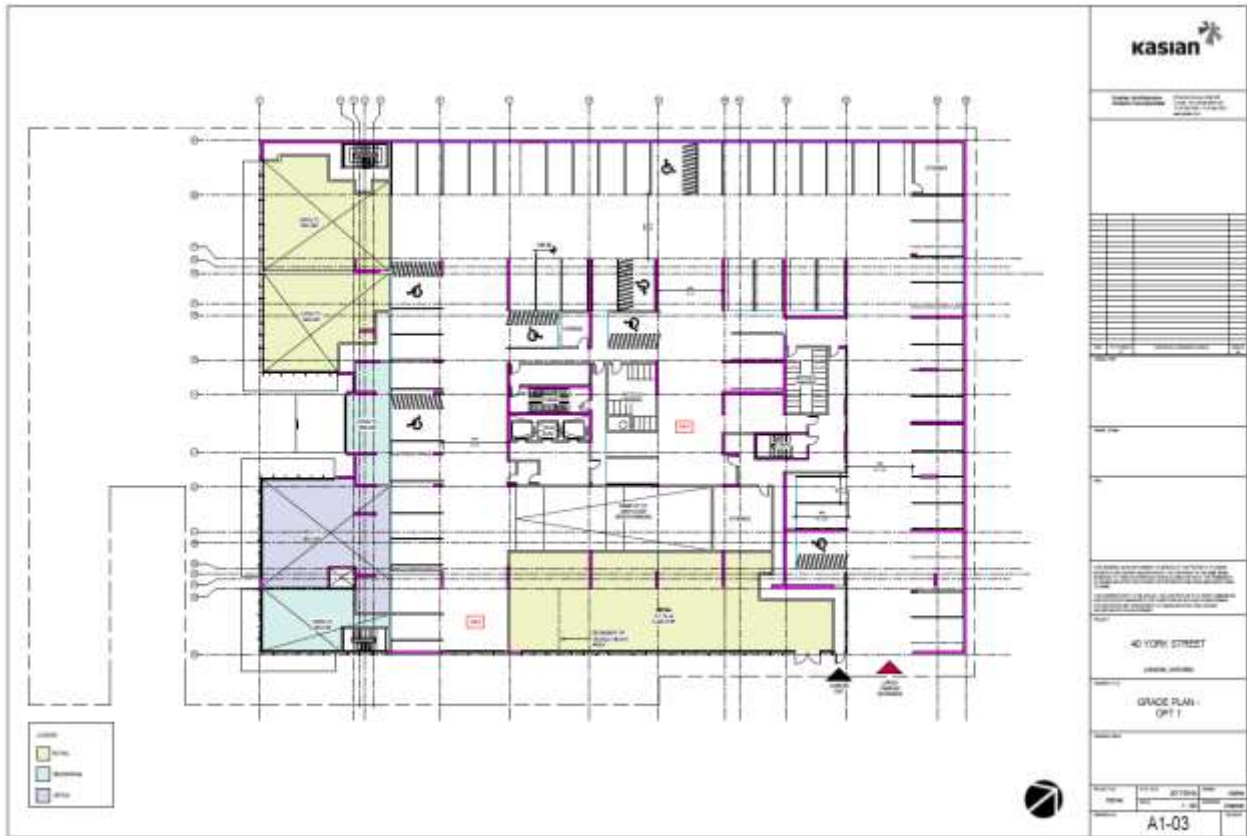




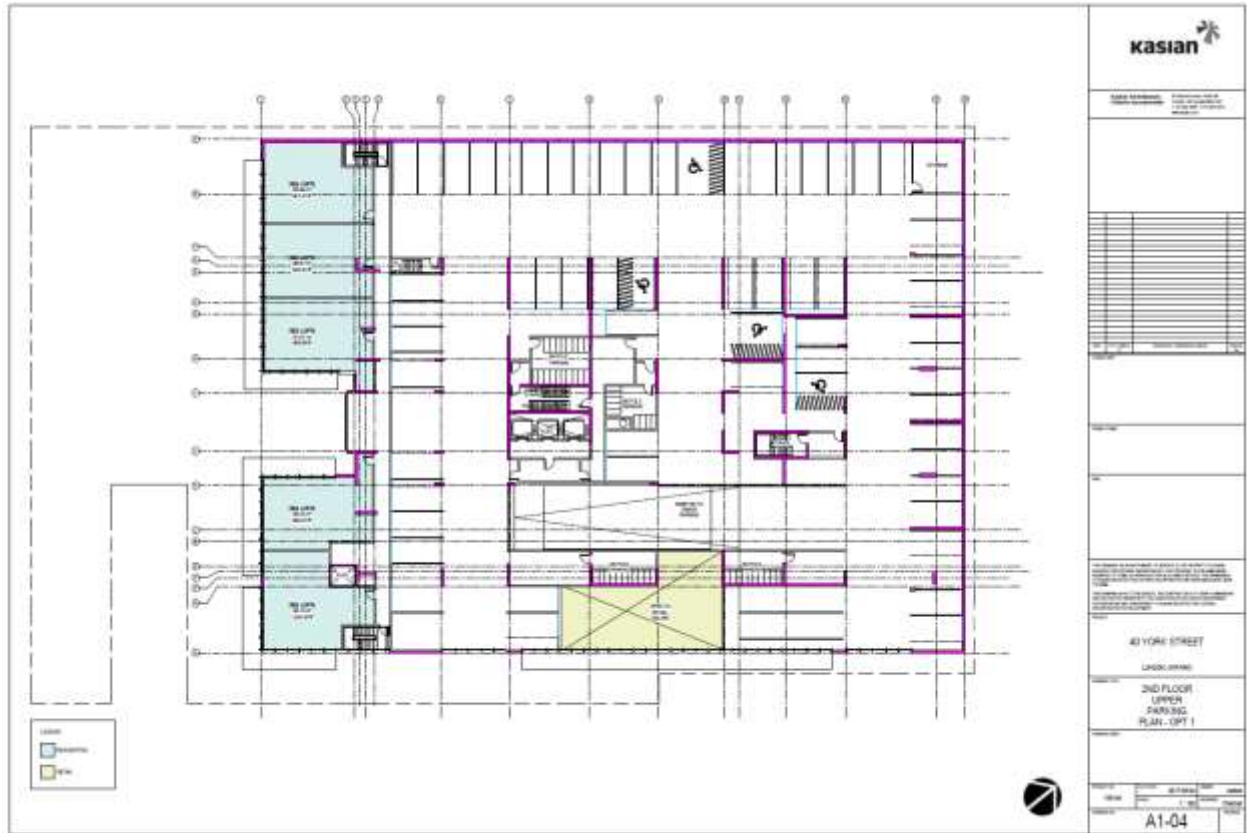
Lower Parking 2 – Option 1



Upper Parking 1 – Option 1

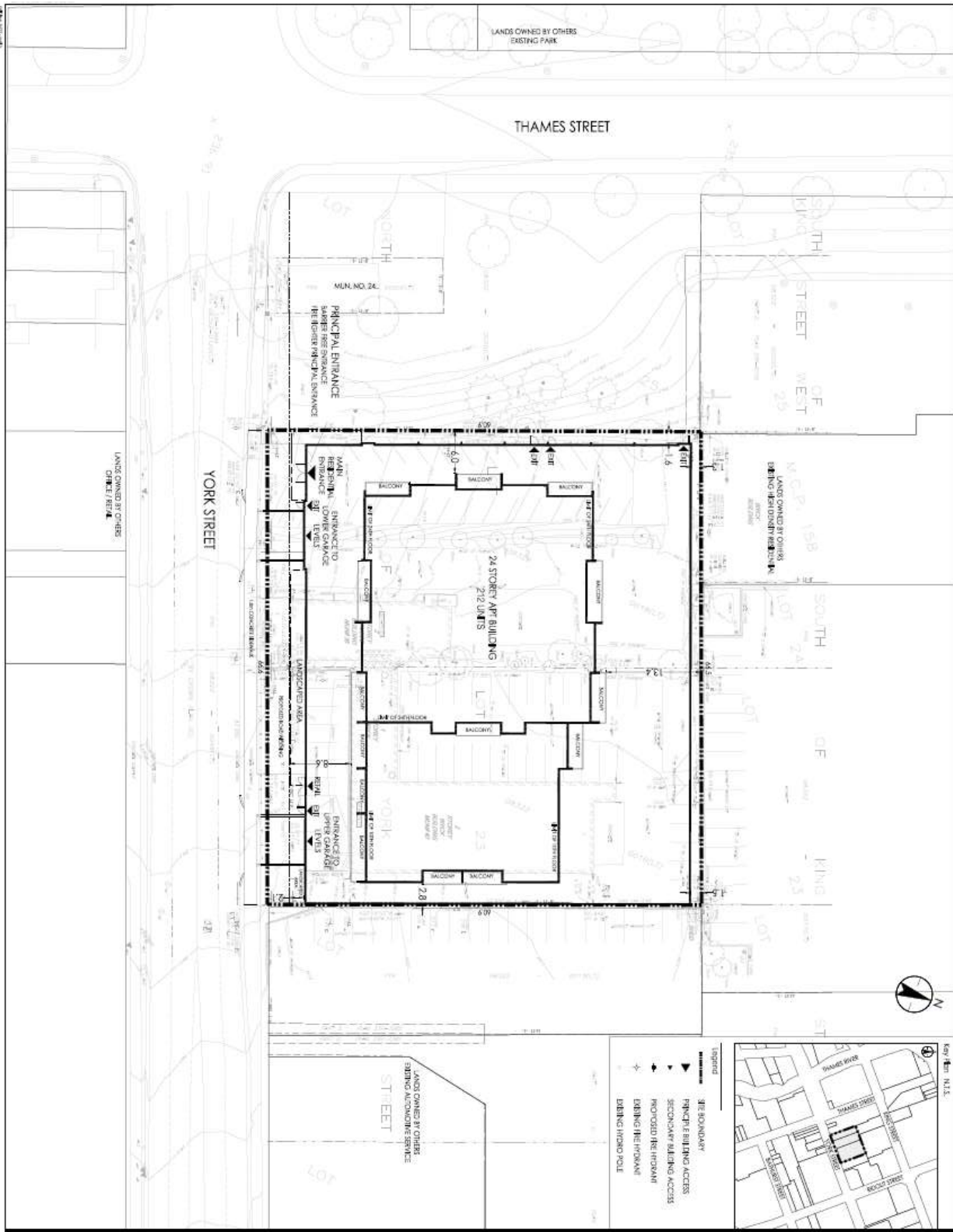


Upper Parking 2 – Option 1



Schedule "2"

Site Plan – Option 2



Key Plan N13

Legend:

- SITE BOUNDARY
- ▲ PRINCIPAL BUILDING ACCESS
- ◆ SECONDARY BUILDING ACCESS
- ◆ PROPOSED MET. PROGRAM
- ◆ EXISTING MET. PROGRAM
- ◆ EXISTING HYDRO POLE

**Stantec**

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 Toronto, Ontario M3J 1P5  
 Tel: 416-967-8888  
 Fax: 416-967-8889  
 Email: info@stantec.com  
 Website: www.stantec.com

Project No. 16-13372  
 Drawing No. S-01

**PROJECT SUMMARY**

Project Name	24-STOREY APARTMENT BUILDING
Client	THE TRICAR GROUP
Location	40 YORK STREET, TORONTO, ONTARIO
Project Status	PROPOSAL
Design Stage	PRELIMINARY DESIGN
Site Area	11,000 sq. ft.
Building Area	110,000 sq. ft.
Units	212
Completion Date	2018

**DESIGN NOTES**

1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF TORONTO.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
3. THE BUILDING FOOTPRINT IS SHOWN WITH A THICK LINE.
4. BALCONIES ARE SHOWN WITH A DOTTED LINE.
5. STAIRS AND ELEVATORS ARE SHOWN WITH A DASHED LINE.
6. ENTRANCES ARE SHOWN WITH A TRIANGLE.
7. MET. PROGRAMS ARE SHOWN WITH A DIAMOND.
8. HYDRO POLES ARE SHOWN WITH A PLUS SIGN.
9. THE SITE BOUNDARY IS SHOWN WITH A DASHED LINE.
10. THE PROJECT LOCATION IS SHOWN IN THE KEY PLAN.

**CLIENT INFORMATION**

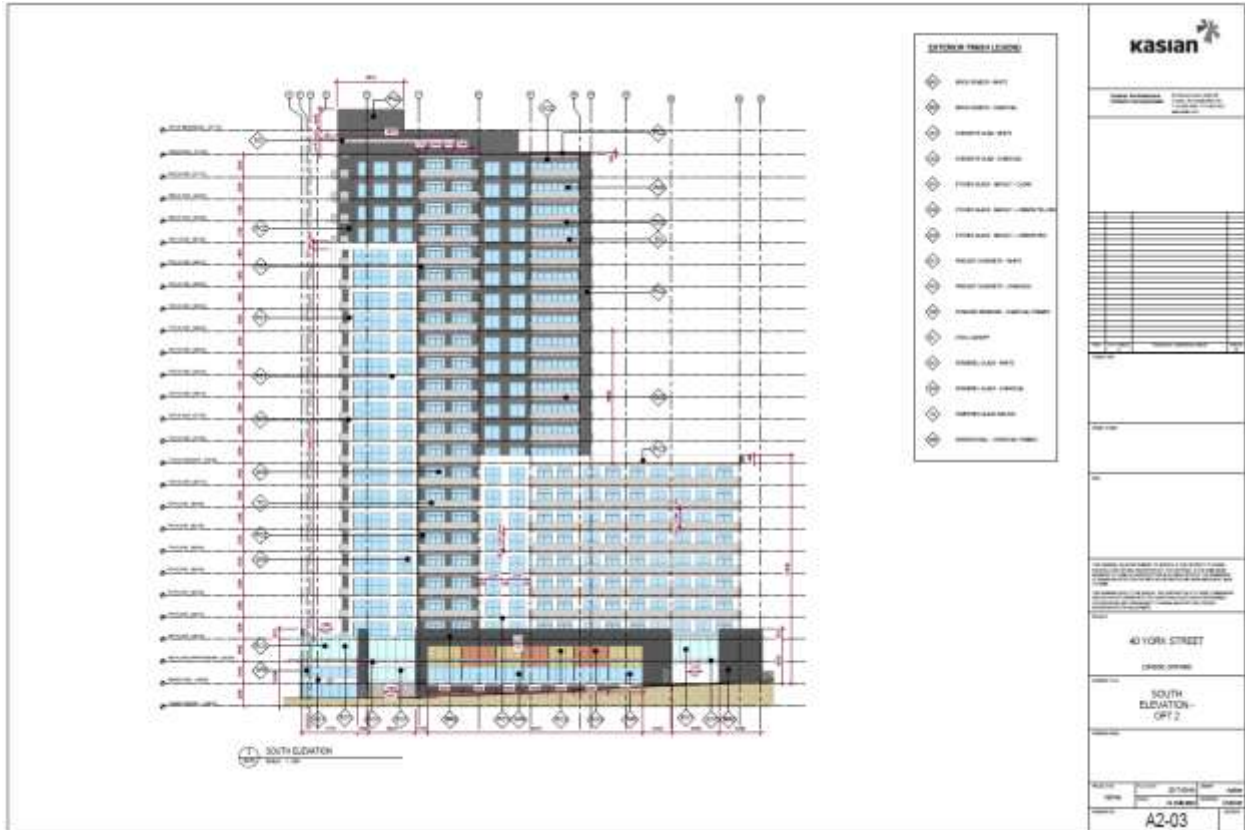
Client/Project: THE TRICAR GROUP  
 40 YORK STREET  
 Toronto, ON Canada

**DATE**

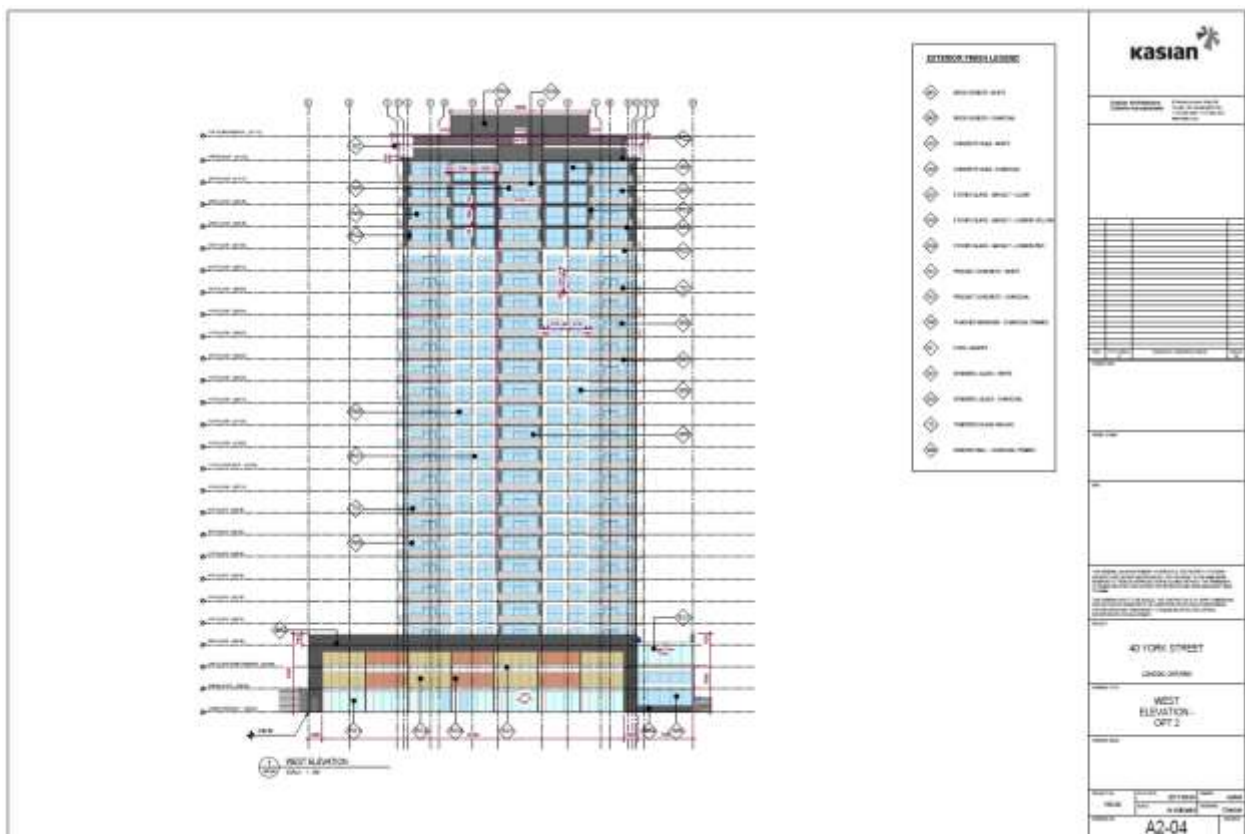
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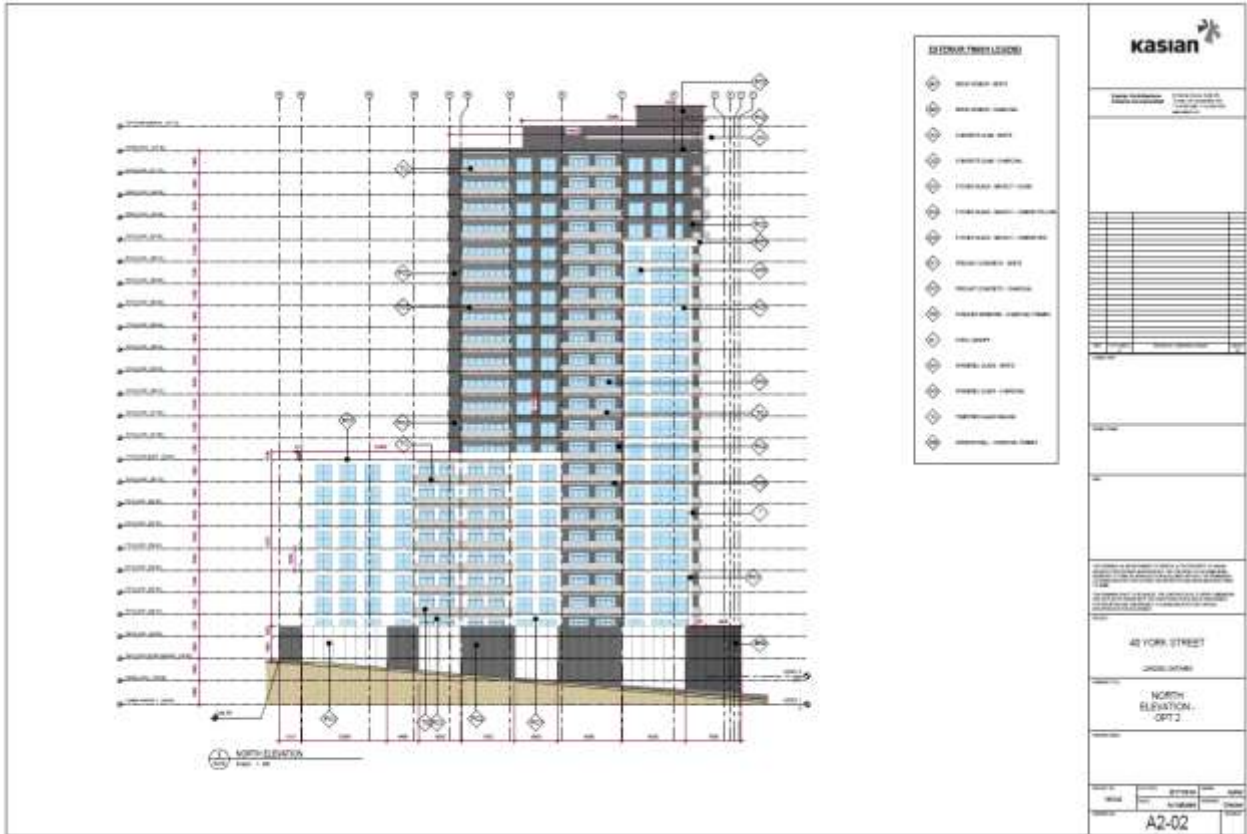
South Elevation (York Street) – Option 2



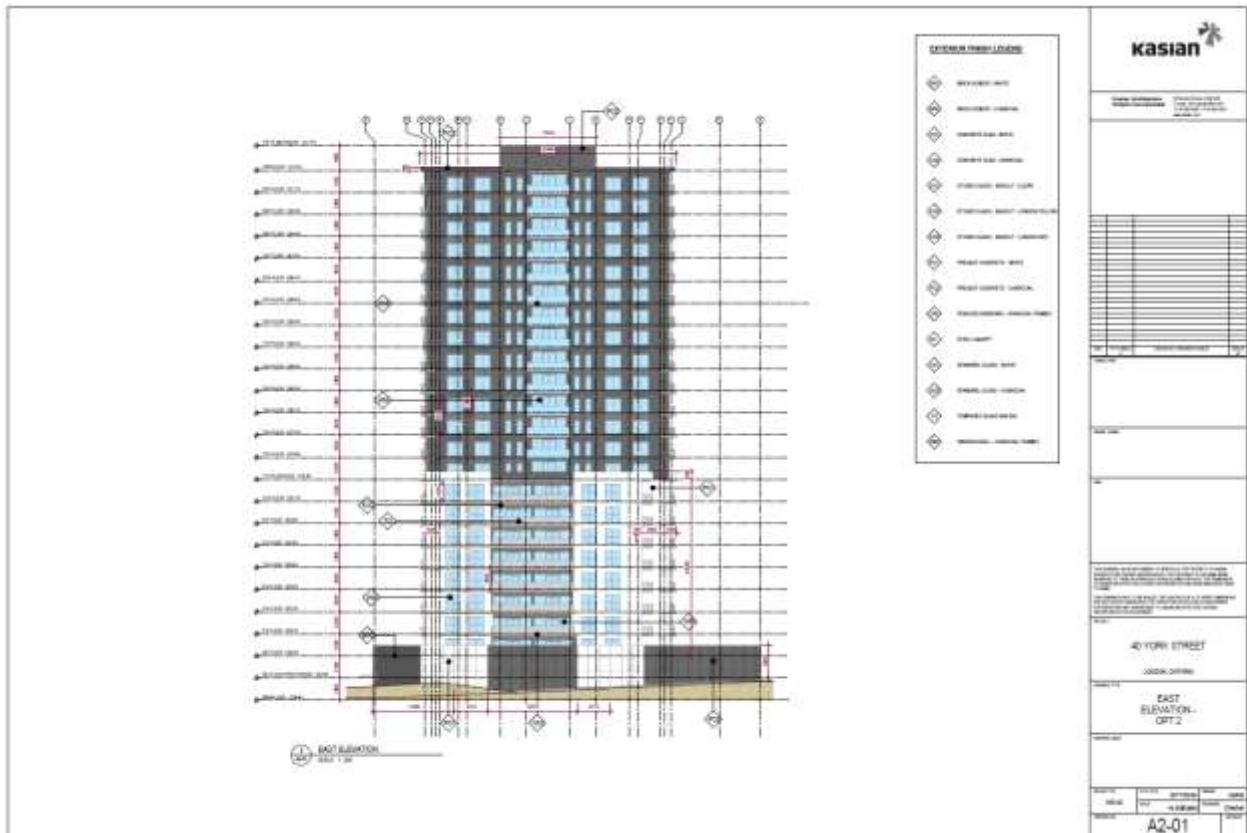
West Elevation (Thames Street) – Option 2



North Elevation – Option 2



East Elevation – Option 2



Southerly & Easterly Façades  
– Option 2



Southerly & Westerly Façades  
– Option 2



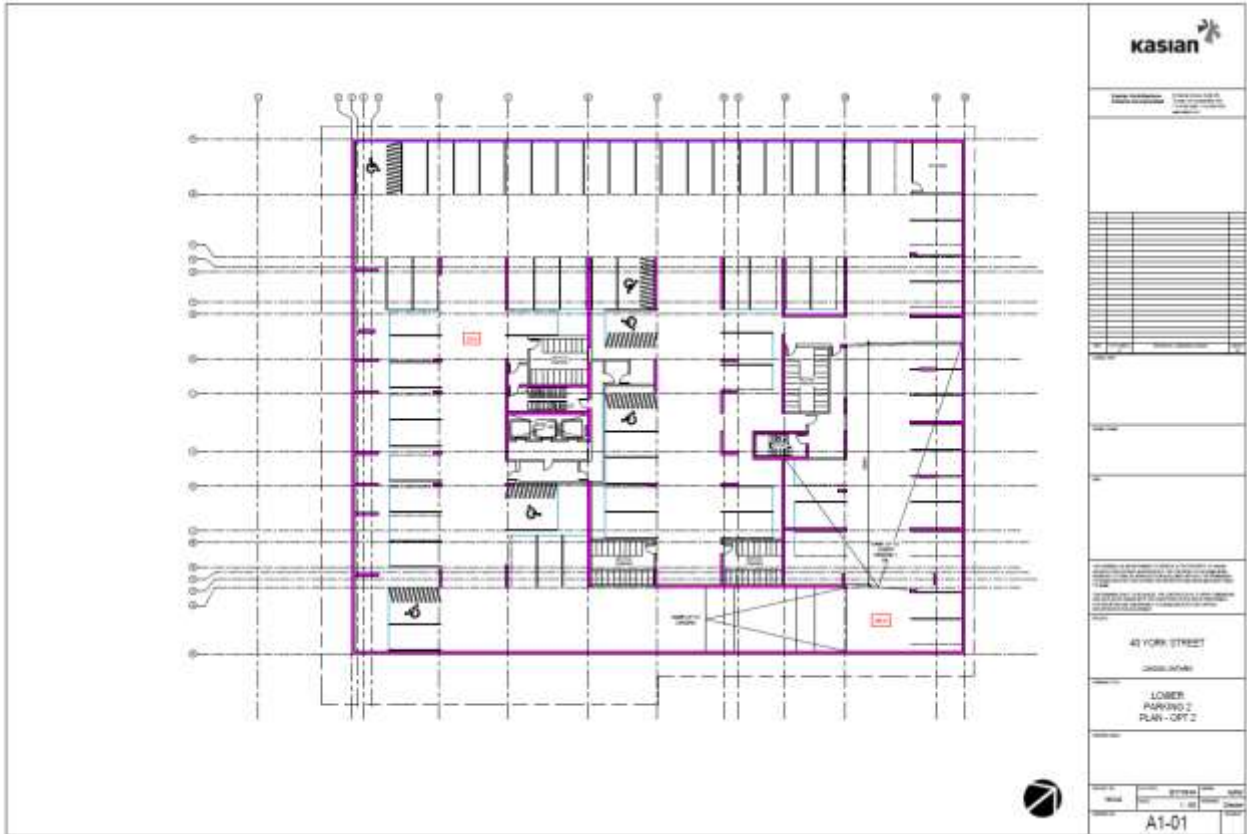
Southerly & Easterly Façades  
– Option 2



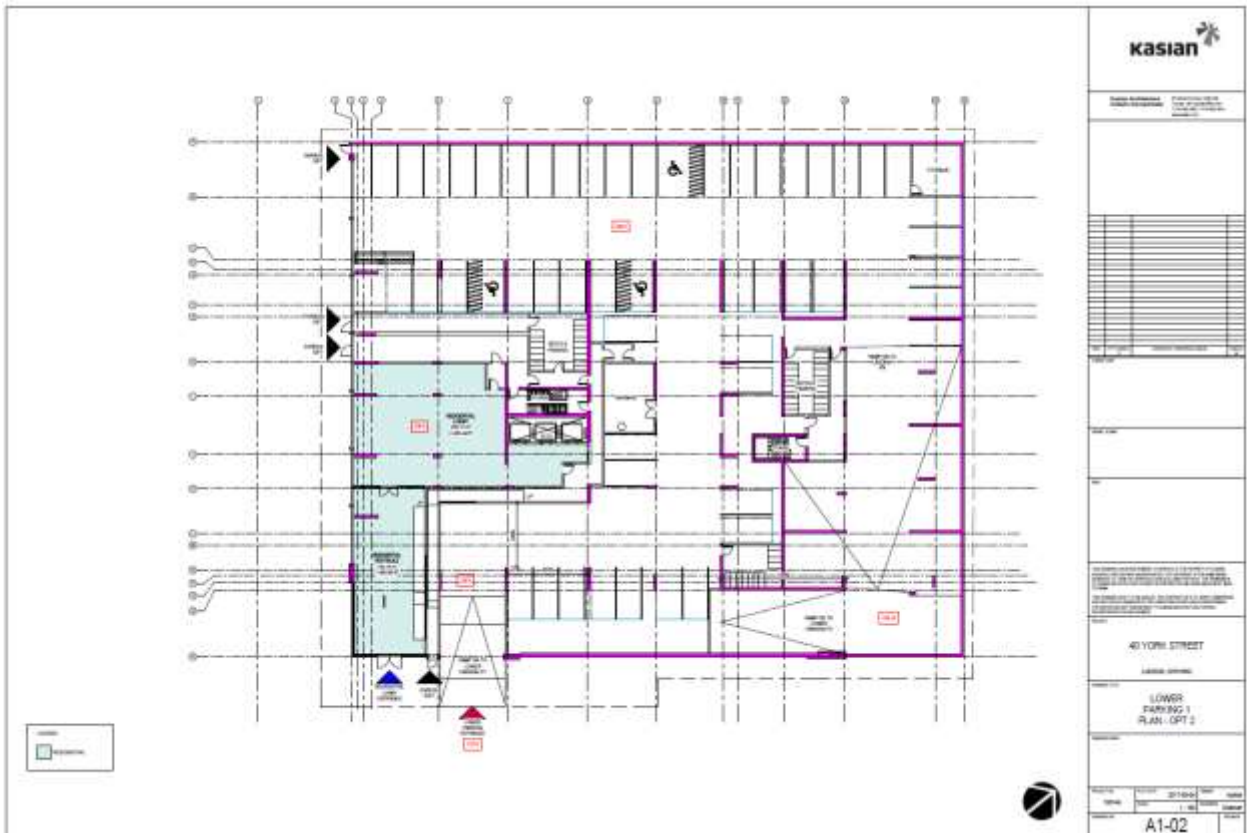
Southerly & Westerly Façades  
– Option 2



Lower Parking 2 – Option 2

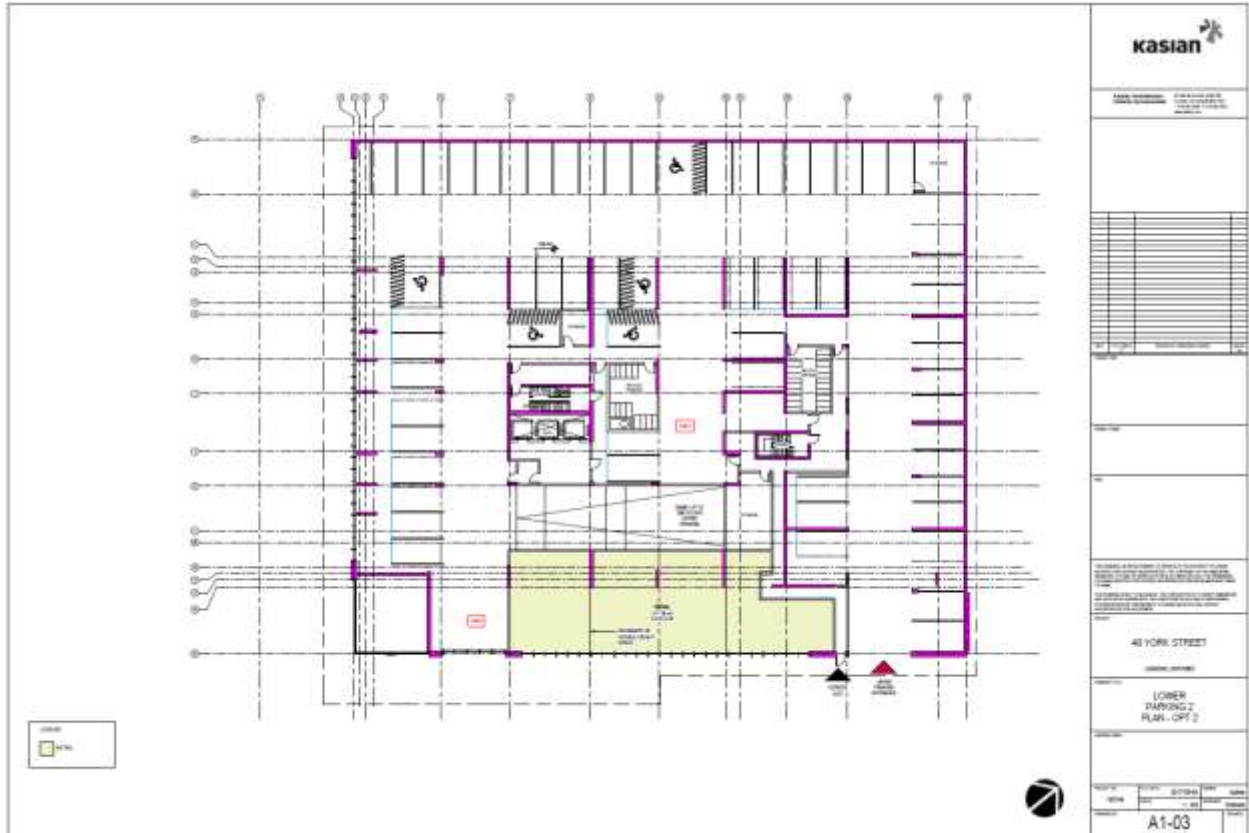


Lower Parking 1 – Option 2





Upper Parking 1 – Option 2



Upper Parking 2 – Option 2

