

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 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 

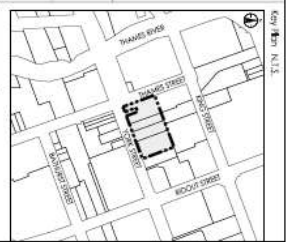
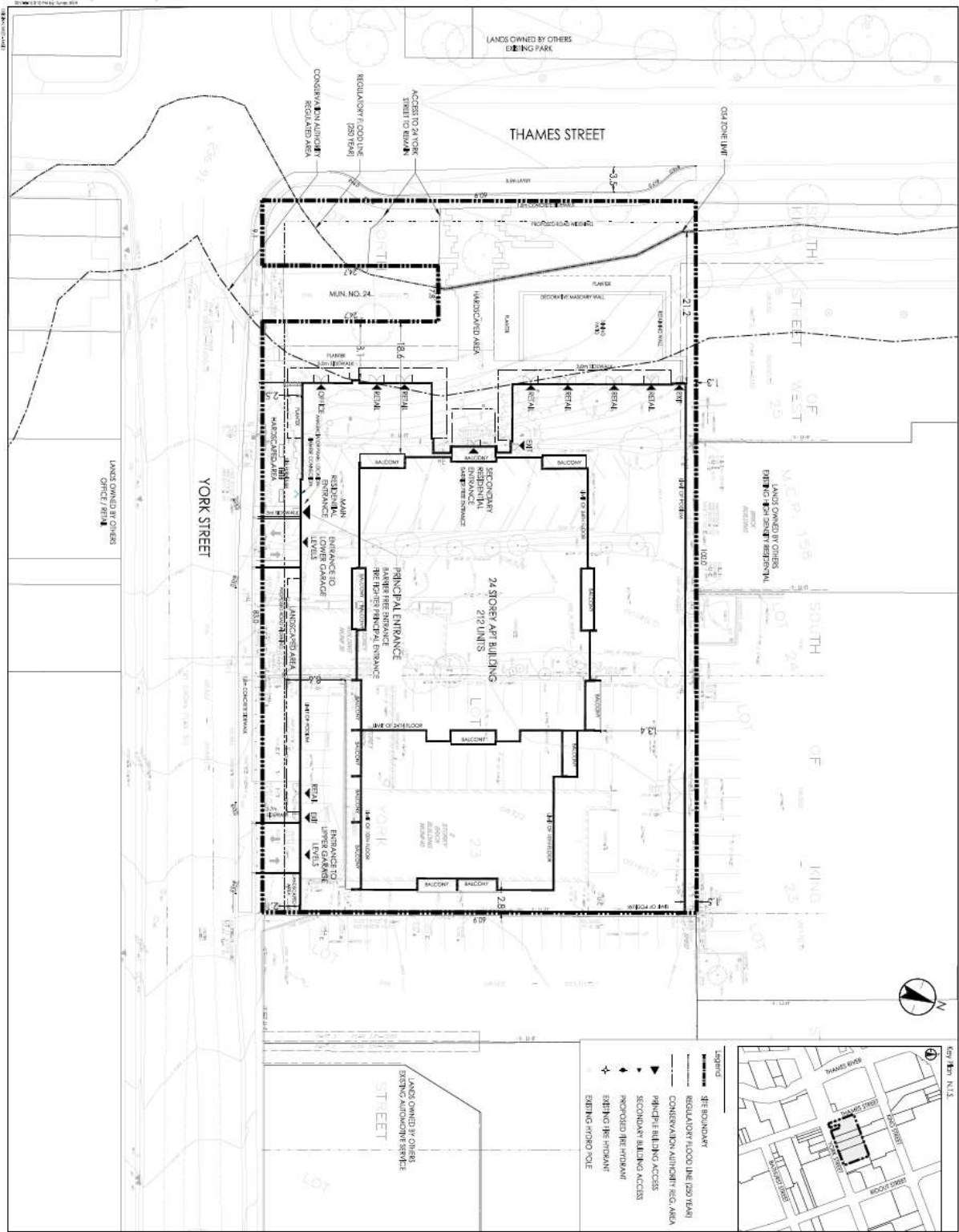
1:1,000

0 5 10 20 30 40 Meters



Schedule "1"

Site Plan – Option 1



- Legend**
- SITE BOUNDARY
 - REGULATORY FLOOD LINE (250 YEAR)
 - CONSERVATION AUTHORITY REG. AREA
 - ▲ PRINCIPAL BUILDING ACCESS
 - ▲ SECONDARY BUILDING ACCESS
 - ▲ PROPOSED FIRE HYDRANT
 - ▲ EXISTING FIRE HYDRANT
 - ▲ EXISTING HYDRO TOWER

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Canada
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DESIGN DATA

Project Name	24 STOREY APT BUILDING
Client	THE TRIPAR GROUP
Location	40 YORK STREET, TORONTO, ONTARIO
Scale	AS SHOWN
Author	ARCHITECTURAL
Checker	ARCHITECTURAL
Designer	ARCHITECTURAL
Project Manager	ARCHITECTURAL
Drawn By	ARCHITECTURAL
Checked By	ARCHITECTURAL
Design Date	2023-10-10

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2023-10-10

PROJECT INFO

Project No: SCAB
Drawing No: 10141327
Sheet: 1 of 2

TITLE

SITE PLAN
PROPOSAL 1

CLIENT

THE TRIPAR GROUP
40 YORK STREET
TORONTO, ONTARIO

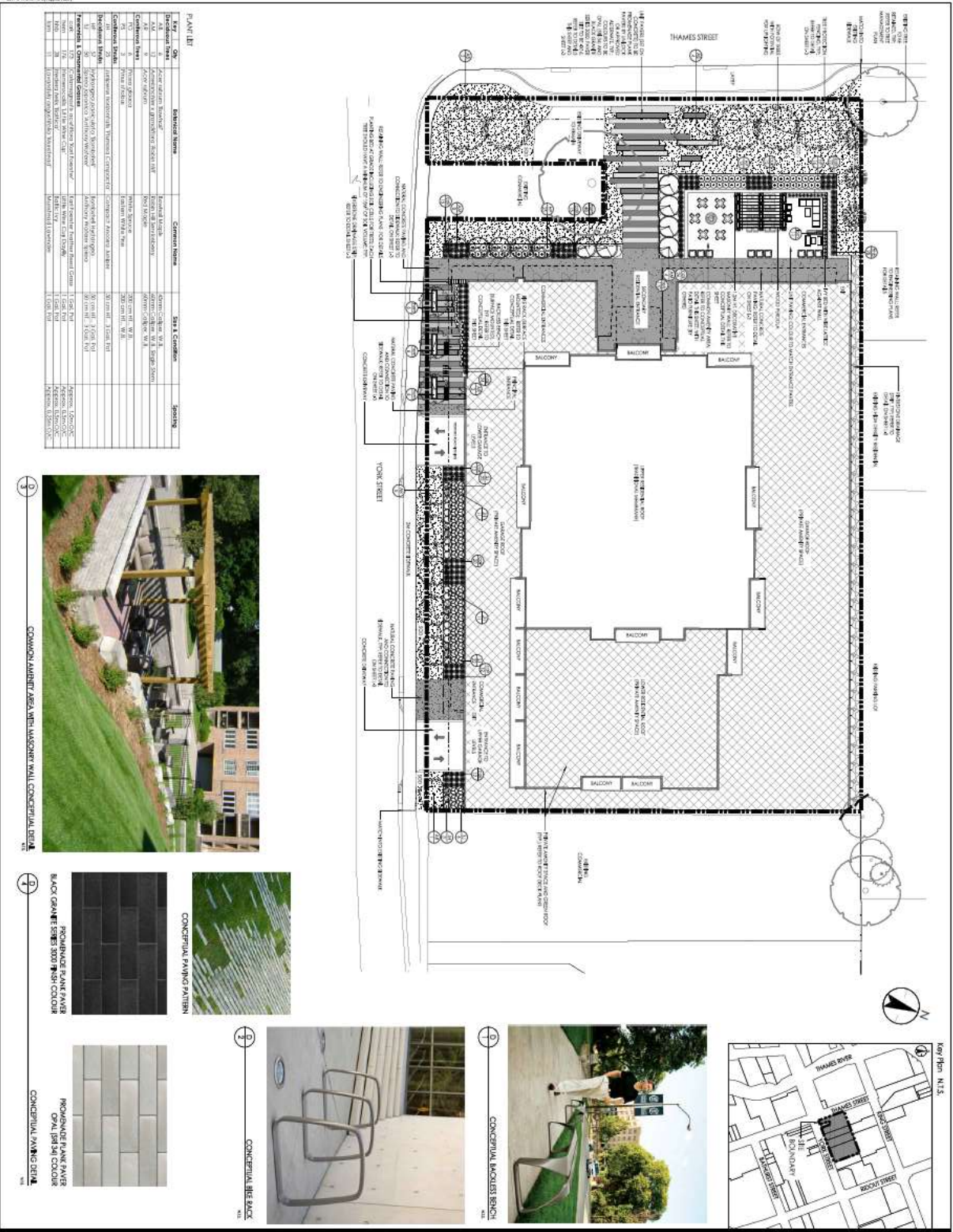
SCALE

AS SHOWN

DATE

2023-10-10

Landscape Plan – Option 1



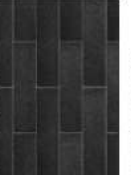
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P-02	Plant Name
P-03	Plant Name
P-04	Plant Name
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P-06	Plant Name
P-07	Plant Name
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P-57	Plant Name
P-58	Plant Name
P-59	Plant Name
P-60	Plant Name



COMMON AMENITY AREA WITH MASONRY WALL CONCEPTUAL BREA



CONCEPTUAL PAVING PATTERN



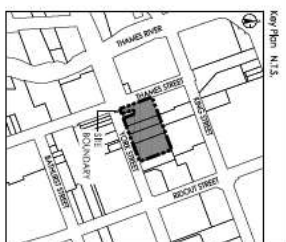
PROPOSED PAVEMENT BRICK GRANITE COLOUR 300x300mm COLOUR



CONCEPTUAL BIKE RACK



CONCEPTUAL BENCHES BRICK



KeyPlan M13



Stantec
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- Legend**
- MASONRY WALL
 - CONCRETE SLAB
 - ASPHALT
 - GRASS
 - PLANT
 - BENCH
 - BIKE RACK
 - TREE
 - LIGHT POLE
 - SIGN
 - UTILITY
 - FENCING
 - PAVING
 - WALKWAY
 - DRIVEWAY
 - PARKING
 - LANDMARK
 - BOUNDARY
 - EASEMENT
 - RIGHT-OF-WAY
 - PROPERTY LINE
 - SURVEY POINT
 - UTILITY POLE
 - STREET LIGHT
 - FIRE HYDRANT
 - MANHOLE
 - CATCH BASIN
 - STORM DRAIN
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - CABLE TV LINE
 - FIBER OPTIC LINE
 - TELEPHONE LINE
 - FIRE ALARM LINE
 - SECURITY SYSTEM LINE
 - ACCESS CONTROL LINE
 - VIDEO SURVEILLANCE LINE
 - INTERCOM LINE
 - PUBLIC ADDRESS LINE
 - FIRE ALARM CONTROL PANEL
 - SECURITY CONTROL PANEL
 - ACCESS CONTROL PANEL
 - VIDEO SURVEILLANCE CAMERA
 - INTERCOM STATION
 - PUBLIC ADDRESS STATION
 - FIRE ALARM CONTROL PANEL
 - SECURITY CONTROL PANEL
 - ACCESS CONTROL PANEL
 - VIDEO SURVEILLANCE CAMERA
 - INTERCOM STATION
 - PUBLIC ADDRESS STATION

NOTES

1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE BUILDING FOOTPRINT AND INTERIOR FINISHES.
2. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR THE UTILITY LINES AND EASEMENTS.
3. REFER TO THE PLANTING SPECIFICATIONS FOR THE PLANTING MATERIALS AND INSTALLATION METHODS.
4. REFER TO THE PAVING SPECIFICATIONS FOR THE PAVING MATERIALS AND INSTALLATION METHODS.
5. REFER TO THE FENCING SPECIFICATIONS FOR THE FENCING MATERIALS AND INSTALLATION METHODS.
6. REFER TO THE LIGHTING SPECIFICATIONS FOR THE LIGHTING FIXTURES AND INSTALLATION METHODS.
7. REFER TO THE SIGNAGE SPECIFICATIONS FOR THE SIGNAGE MATERIALS AND INSTALLATION METHODS.
8. REFER TO THE UTILITY SPECIFICATIONS FOR THE UTILITY LINES AND INSTALLATION METHODS.
9. REFER TO THE FIBER OPTIC SPECIFICATIONS FOR THE FIBER OPTIC LINES AND INSTALLATION METHODS.
10. REFER TO THE TELEPHONE SPECIFICATIONS FOR THE TELEPHONE LINES AND INSTALLATION METHODS.
11. REFER TO THE FIRE ALARM SPECIFICATIONS FOR THE FIRE ALARM LINES AND INSTALLATION METHODS.
12. REFER TO THE SECURITY SYSTEM SPECIFICATIONS FOR THE SECURITY SYSTEM LINES AND INSTALLATION METHODS.
13. REFER TO THE ACCESS CONTROL SPECIFICATIONS FOR THE ACCESS CONTROL LINES AND INSTALLATION METHODS.
14. REFER TO THE VIDEO SURVEILLANCE SPECIFICATIONS FOR THE VIDEO SURVEILLANCE LINES AND INSTALLATION METHODS.
15. REFER TO THE INTERCOM SPECIFICATIONS FOR THE INTERCOM LINES AND INSTALLATION METHODS.
16. REFER TO THE PUBLIC ADDRESS SPECIFICATIONS FOR THE PUBLIC ADDRESS LINES AND INSTALLATION METHODS.

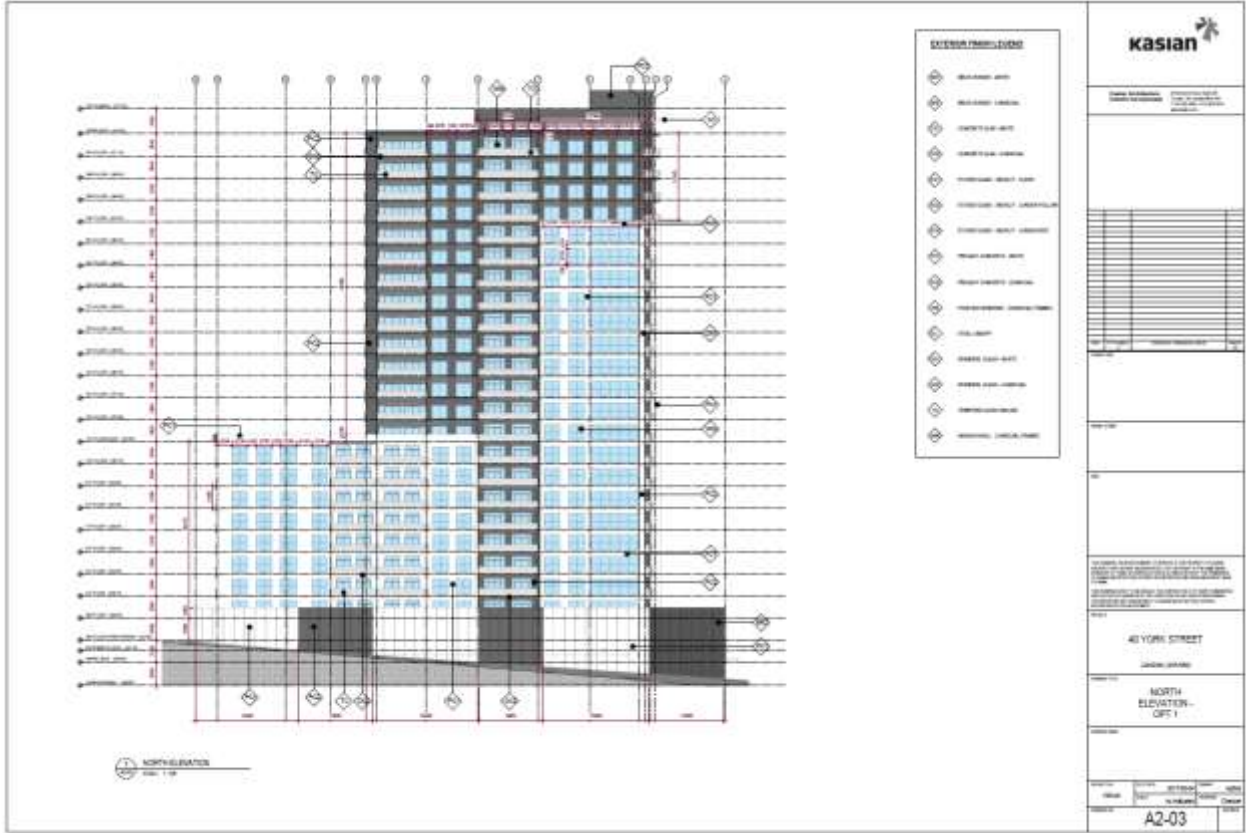
Revision	Description	Date	By	Check
1	ISSUE FOR PERMIT	2023-10-20	W. WILSON	J. SMITH
2	ISSUE FOR CONSTRUCTION	2023-11-15	W. WILSON	J. SMITH
3	ISSUE FOR AS-BUILT	2024-01-15	W. WILSON	J. SMITH
4	ISSUE FOR FINAL	2024-02-15	W. WILSON	J. SMITH

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

THE
 LANDSCAPE PLAN

Project No.: 16161397
 Drawing No.: []
 Scale: 1:500
 Sheet: 1 of 3
 Revision: 1

North Elevation – Option 1



East Elevation – Option 1



Southerly & Westerly Façades
– Option 1



Southerly & Easterly Façades
– Option 1



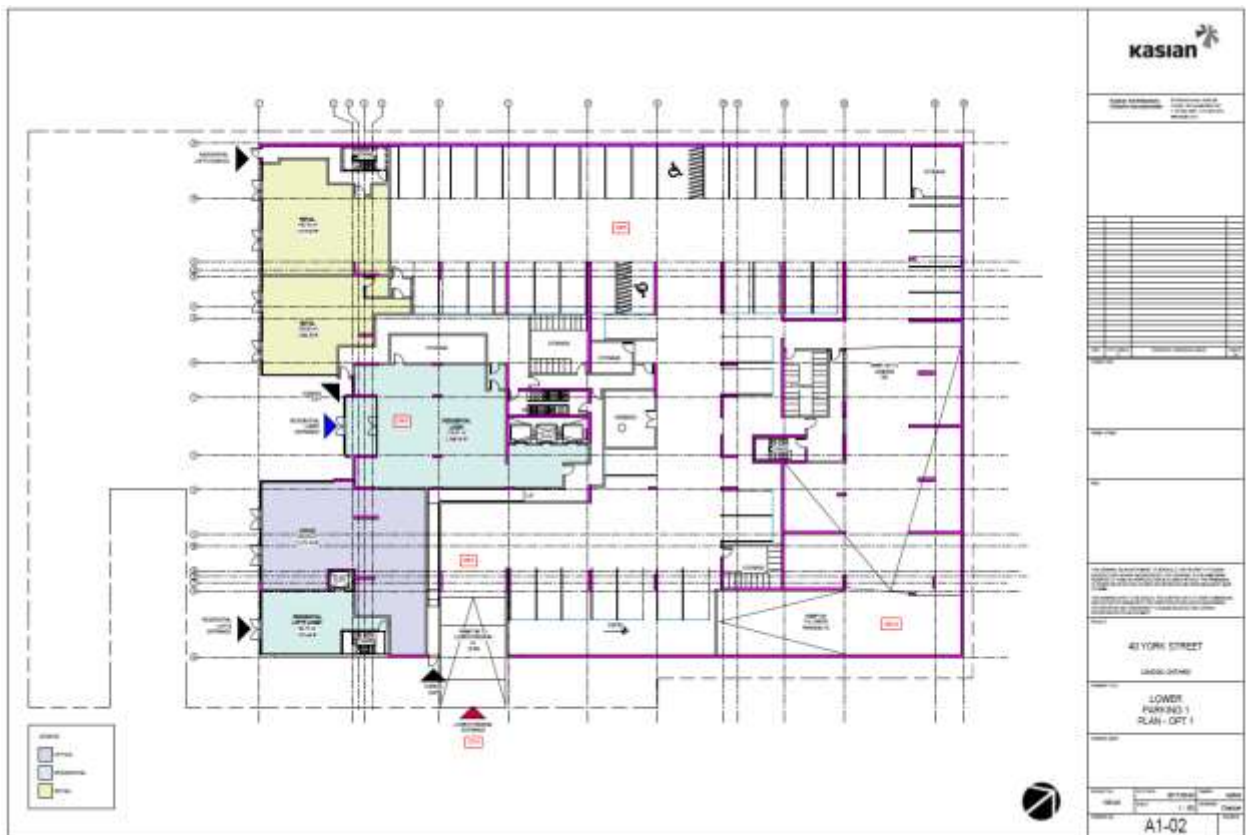
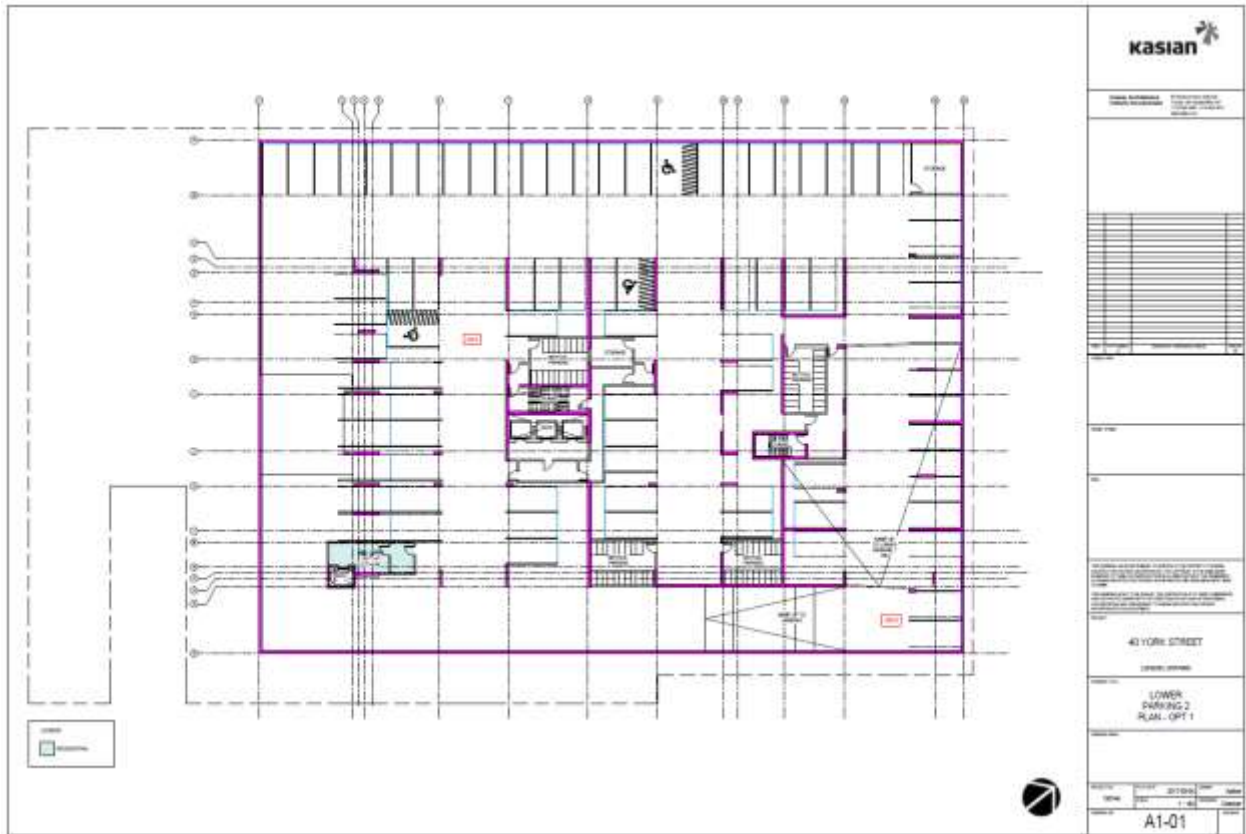
Southerly & Easterly Façades
– Option 1



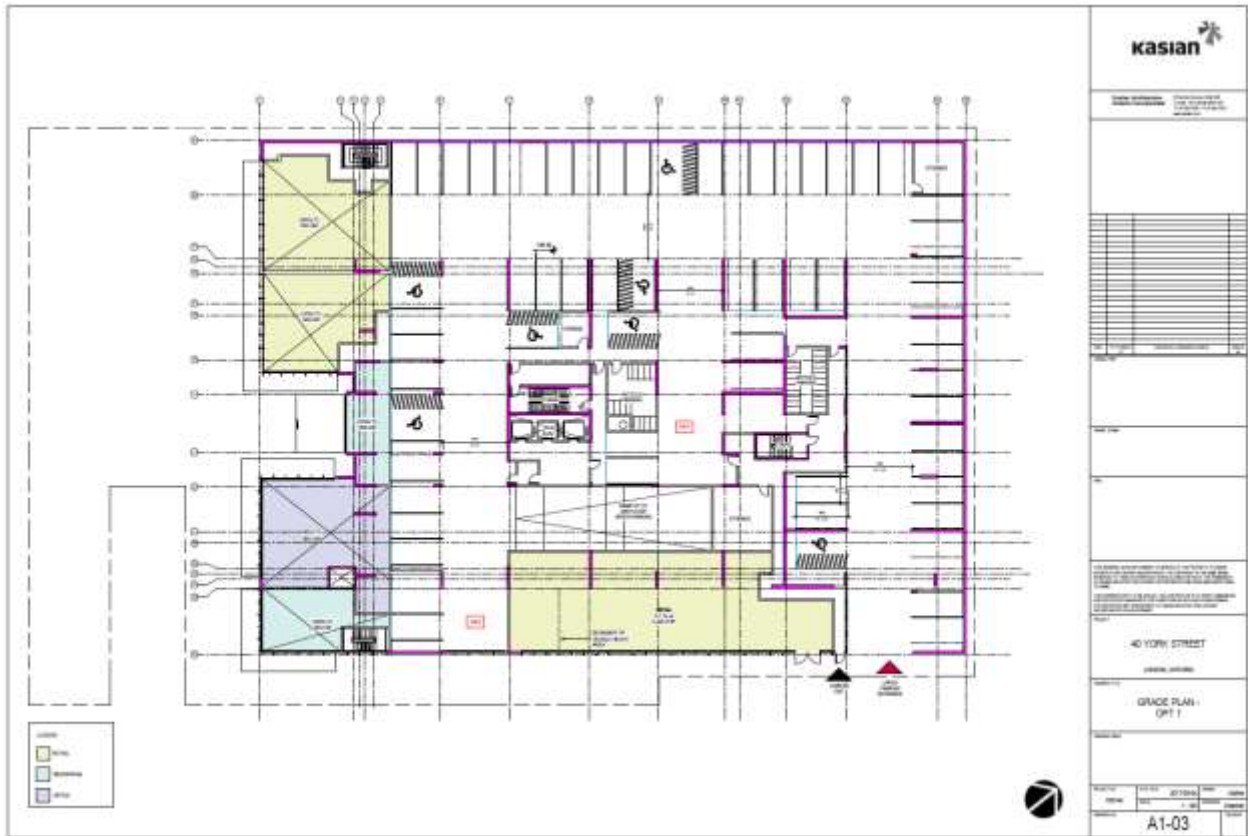
Southerly & Westerly Façades
– Option 1



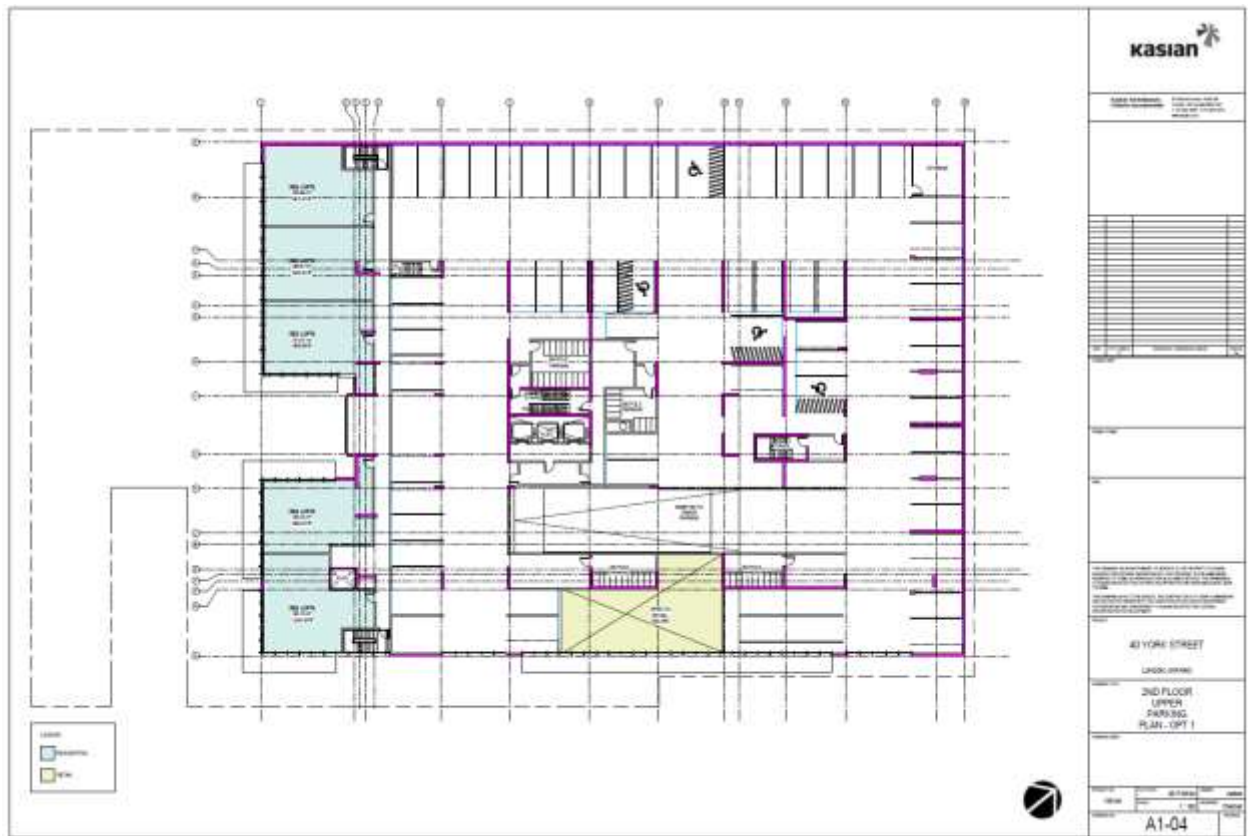
Lower Parking 2 – Option 1



Upper Parking 1 – Option 1

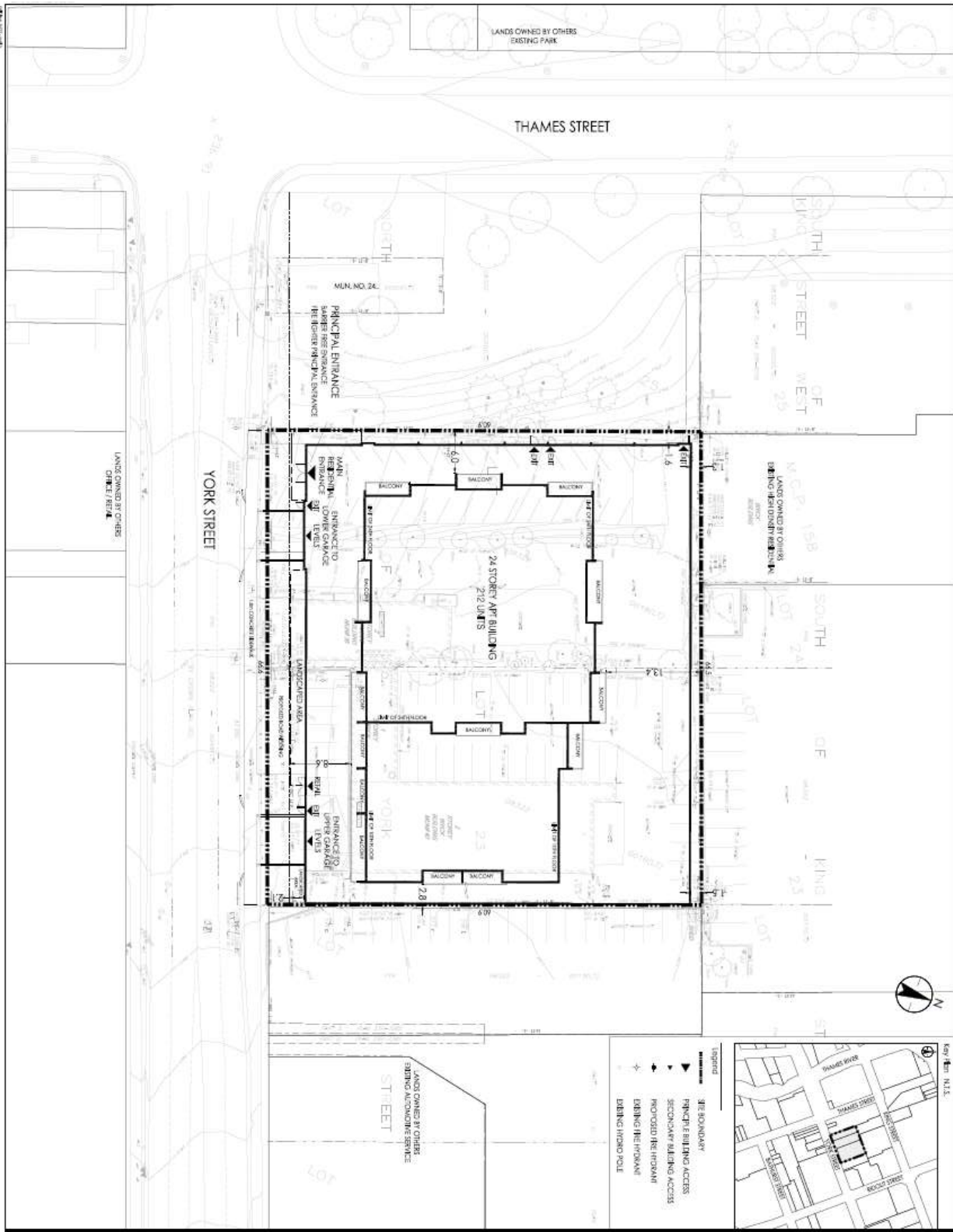


Upper Parking 2 – Option 1



Schedule "2"

Site Plan – Option 2



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Item	Description	Quantity	Unit	Value
1	Site Plan	1	Sheet	\$1,000.00
2	Site Plan	1	Sheet	\$1,000.00
3	Site Plan	1	Sheet	\$1,000.00
4	Site Plan	1	Sheet	\$1,000.00
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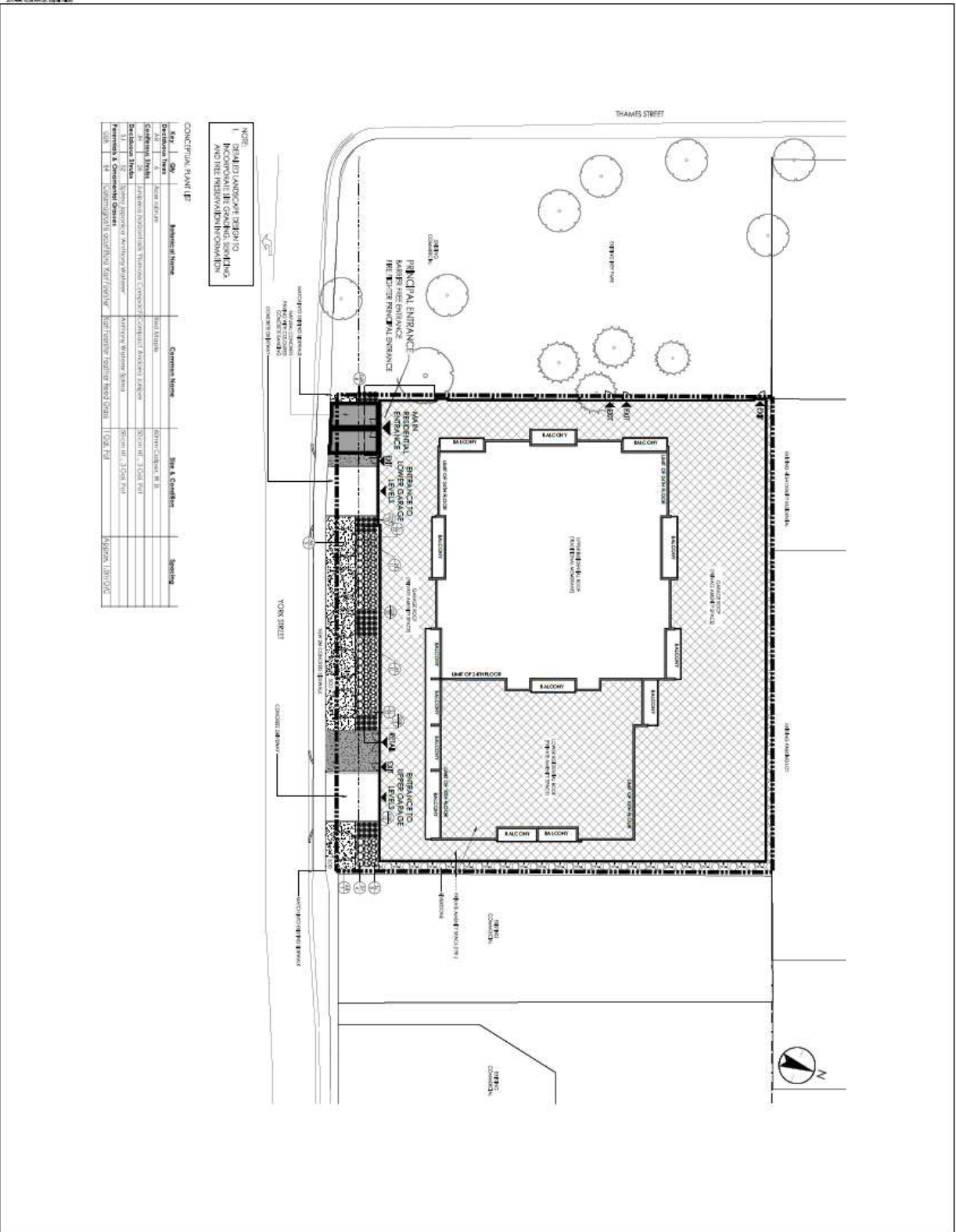
Client/Project: THE TRICAR GROUP
 40 YORK STREET
 London, ON Canada

THP
 SIE PLAN
 PROPOSAL 2

Project No: 16413372
 Drawing No: Sheet 1 of 2

Scale: 1/8" = 1'-0"
 Revision: 0

Landscape Plan – Option 2



CONCEPTUAL PLAN

Item No.	City	Author/Name	Geometry Name	File & Symbols	Start Date
1					
2					
3					
4					
5					
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7					
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33					
34					
35					

NOTE:
1. REFINED LANDSCAPE DESIGN TO INCORPORATE THE GRADING SOLUTIONS AND THE INFRASTRUCTURE SOLUTIONS.



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Comments

- | Legend | Notes |
|----------|-----------|
| [Symbol] | EXISTING |
| [Symbol] | PROPOSED |
| [Symbol] | PLANTING |
| [Symbol] | REVISION |
| [Symbol] | LANDSCAPE |
| [Symbol] | WATER |
| [Symbol] | STEEL |
| [Symbol] | WOOD |
| [Symbol] | CONCRETE |
| [Symbol] | MASONRY |
| [Symbol] | METAL |
| [Symbol] | GLASS |
| [Symbol] | FINISH |

NOTE:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

NO.	DESCRIPTION	DATE	BY	CHKD	APP'D
1	PRELIMINARY DESIGN	2011	ST	ST	ST
2	CONCEPTUAL DESIGN	2011	ST	ST	ST
3	SCHEMATIC DESIGN	2011	ST	ST	ST
4	DESIGN DEVELOPMENT	2011	ST	ST	ST
5	FINAL DESIGN	2011	ST	ST	ST

Client/Project

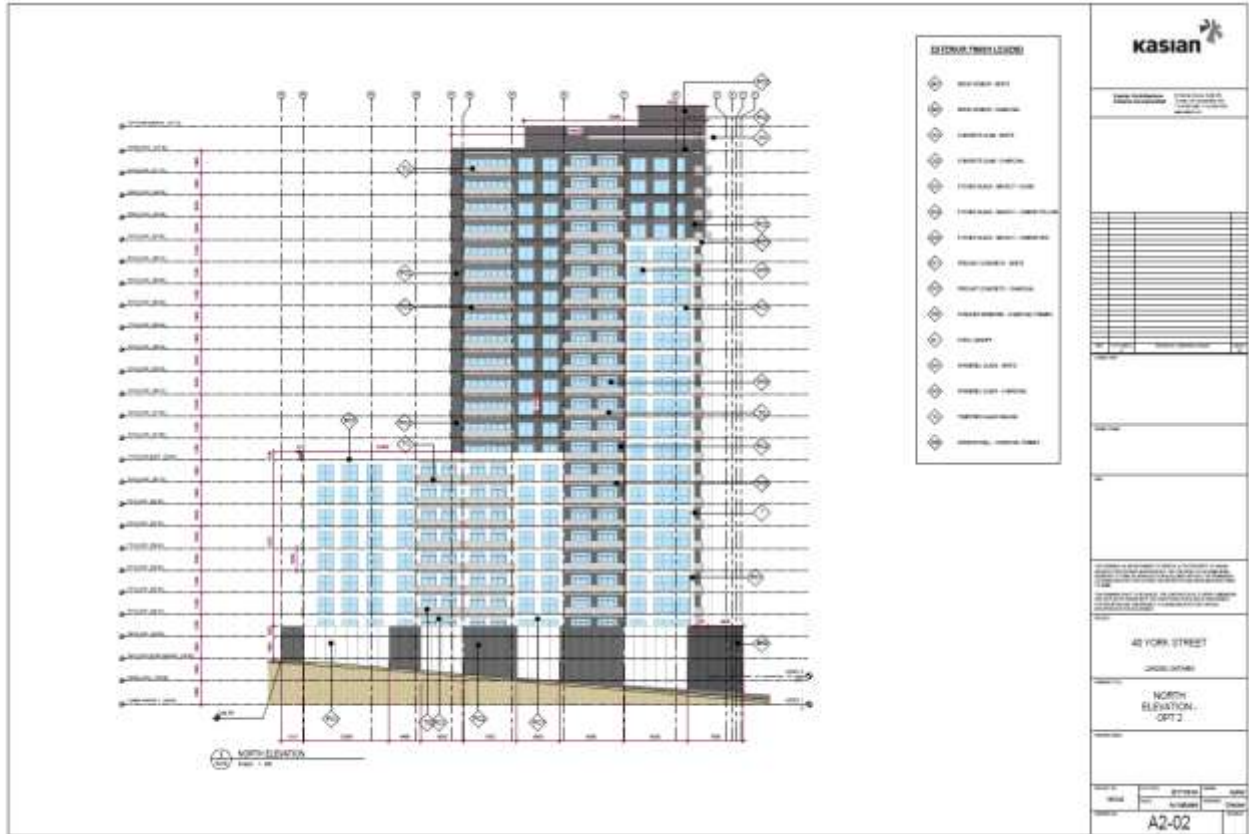
THE TRICAR GROUP
40 YORK STREET
LONDON, ON CANADA

Title

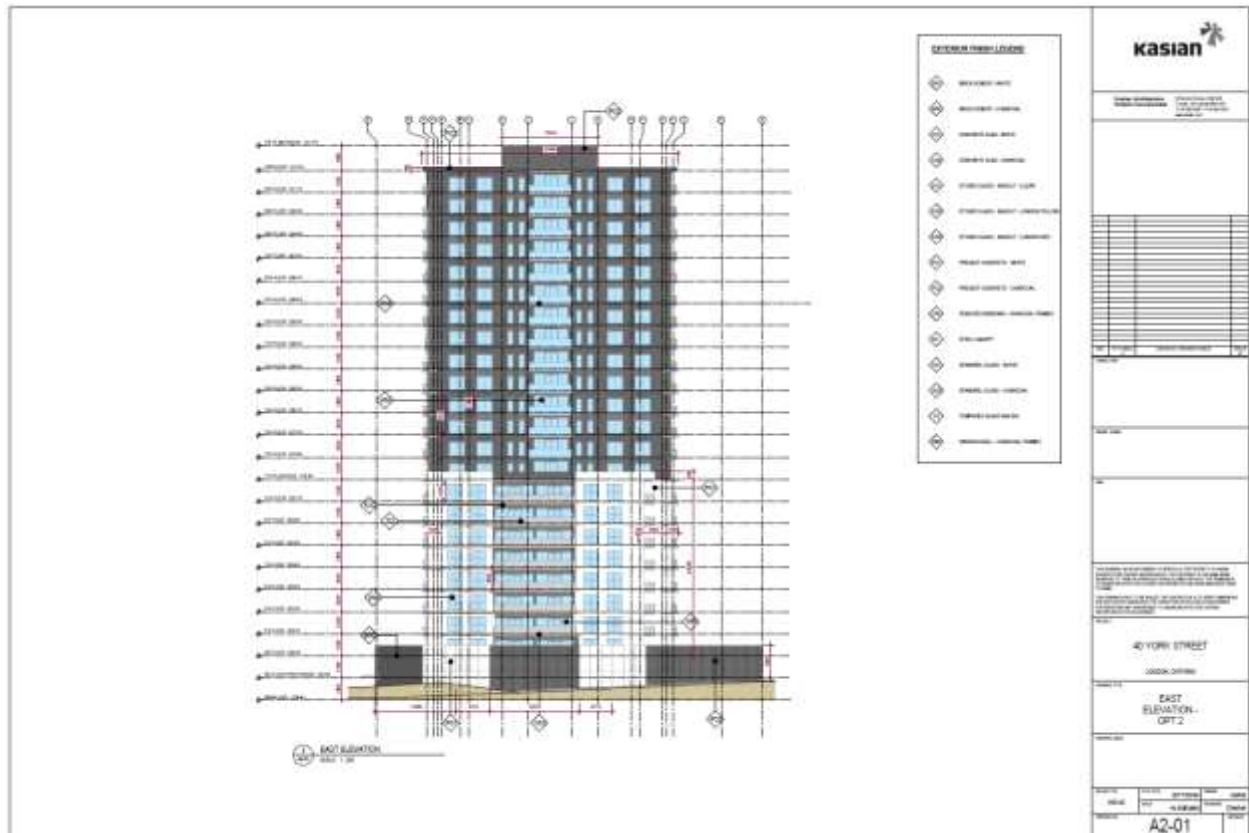
CONCEPTUAL LANDSCAPE PLAN PROPOSAL 2

Project No. 1011332 Scale 1:100
Drawing No. 01-01-01 1 of 1
Version 0

North Elevation – Option 2



East Elevation – Option 2



Southerly & Easterly Façades
– Option 2



Southerly & Westerly Façades
– Option 2



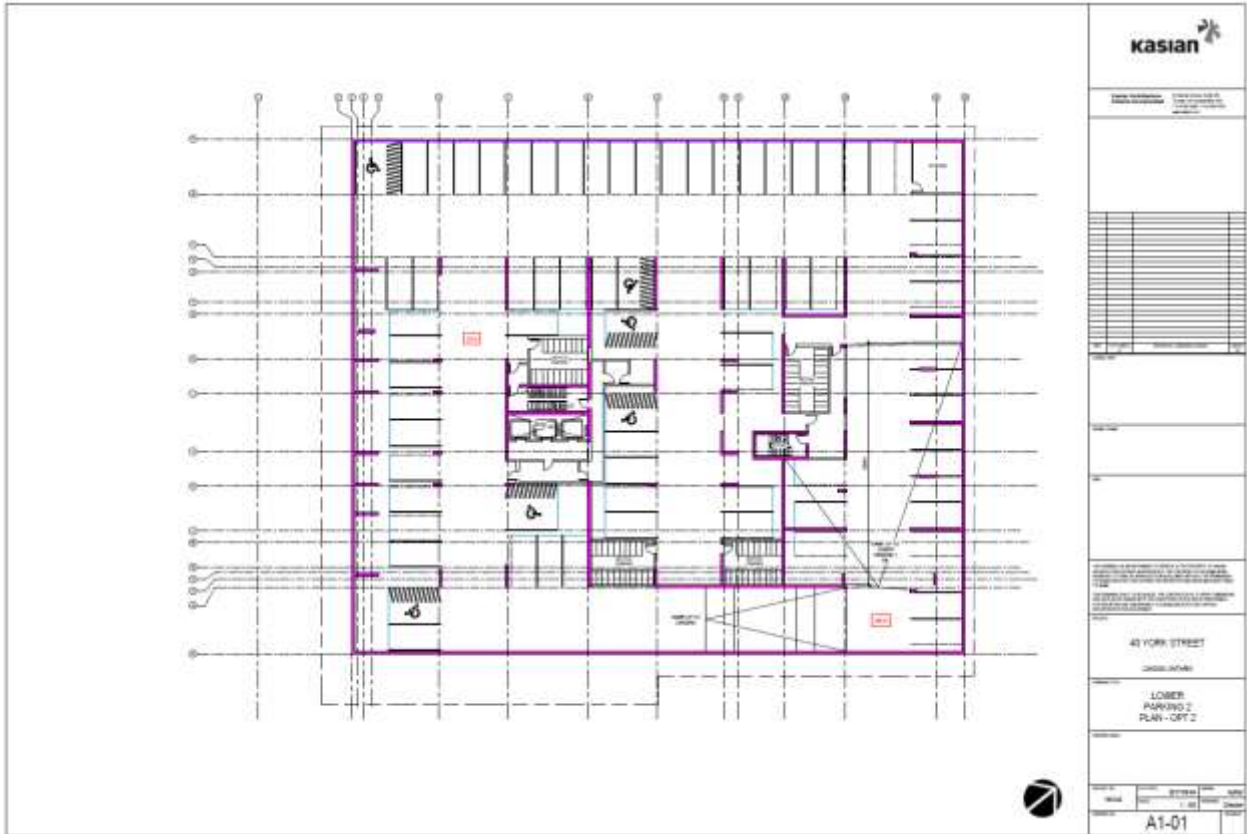
Southerly & Easterly Façades
– Option 2



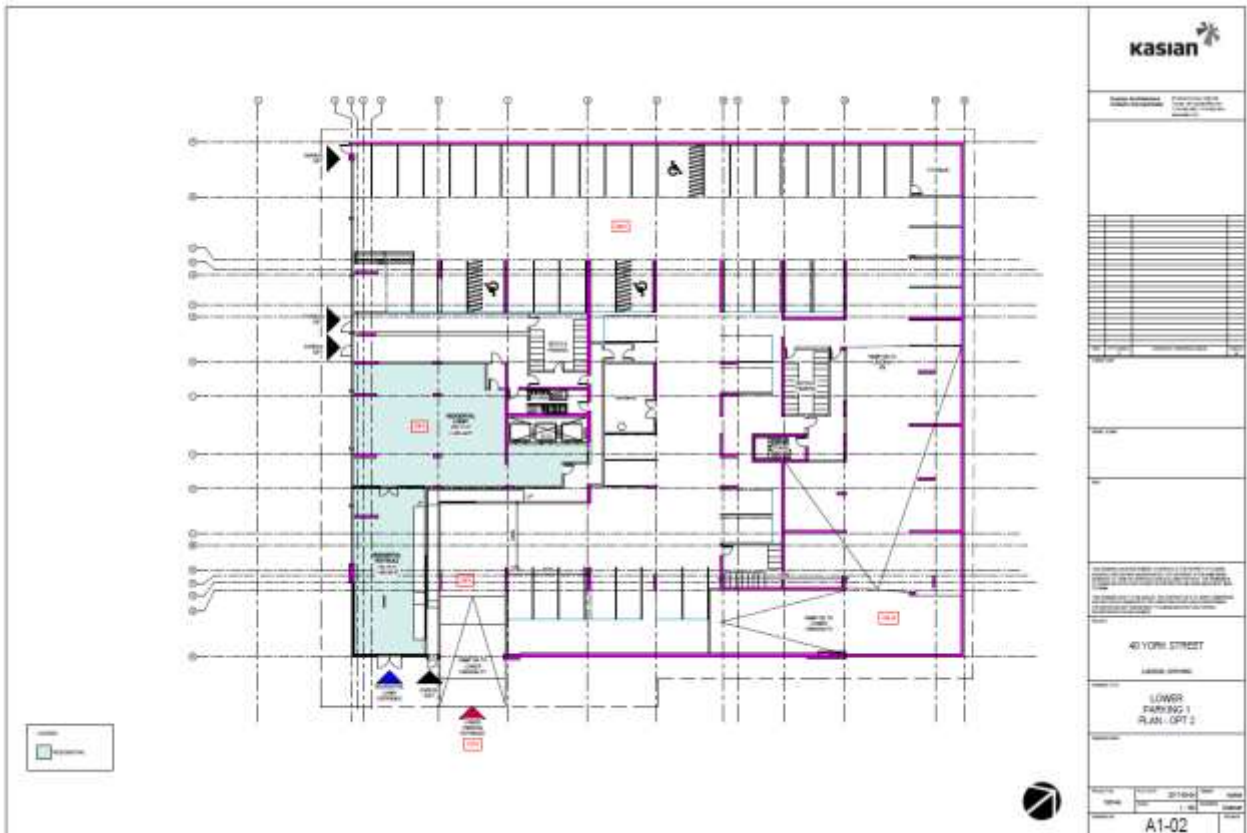
Southerly & Westerly Façades
– Option 2



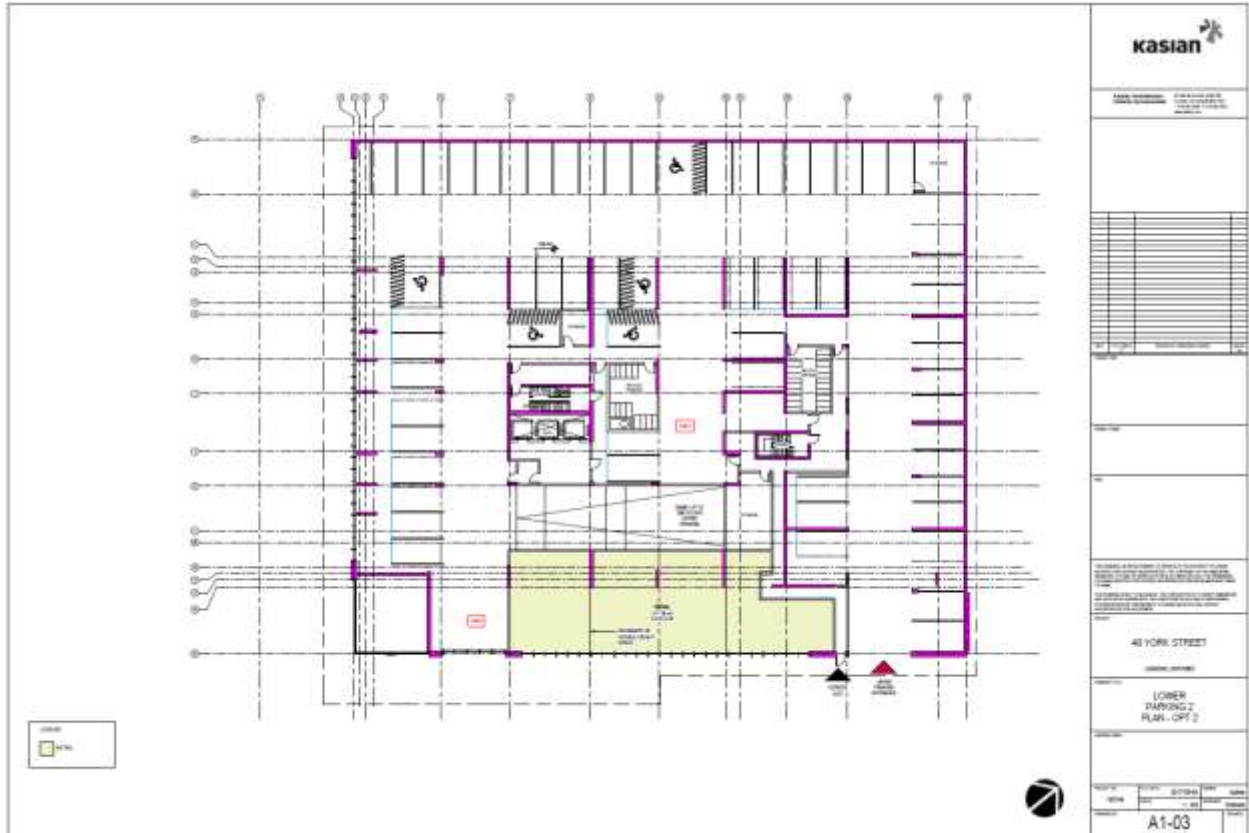
Lower Parking 2 – Option 2



Lower Parking 1 – Option 2



Upper Parking 1 – Option 2



Upper Parking 2 – Option 2

