

Bill No. 638
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 661 and 667 Talbot Street.

WHEREAS **Drewlo Holdings Inc.** has applied to rezone an area of land located at 661 and 667 Talbot 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 661 & 667 Talbot Street, as shown on the attached map comprising part of Key Map No. A.107, **from** a Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone **to** a Residential R3/Residential R10 Bonus (R3-1/R10-3*H30*B(_)) Zone and **from** a Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone **to** an Open Space (OS4) 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-(____) 661 and 667 Talbot Street

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality, multi-storey residential apartment building, with an increased building height of up to sixteen (16) storeys (49.5m) and a maximum of 236 dwelling units (403 units per hectare), which substantively implements the Site Plan, Elevations, and Renderings attached as Schedule "1" to the amending by-law; and,

i) The provision of two levels of underground parking.

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) | 403 units per hectare
(163 units per acre) |
| ii) | Height
(maximum) | 49.5 metres (162 feet) |
| iii) | Front Yard Setback
(minimum) | 2.5 metres (8.2 feet) |
| iv) | Rear Yard Setback
(minimum) | 0 metres (0 feet) |
| v) | North Interior Side Yard Setback
(minimum) | 16 metres (52 feet) |
| vi) | South Interior Side Yard Setback
(minimum) | 10 metres (32 feet) |
| vii) | A 2.5 metre stepback after the first 4-storeys in height on the portion of the building fronting Talbot Street to a maximum of 7-storeys in height before an additional 9.5m stepback is required before 16-storeys (49.5m) of building height is permitted. | |

viii)	Parking (minimum)	171 parking spaces
ix)	Lot Coverage	42%
x)	Landscaped Open Space	23%”

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 October 30, 2017.

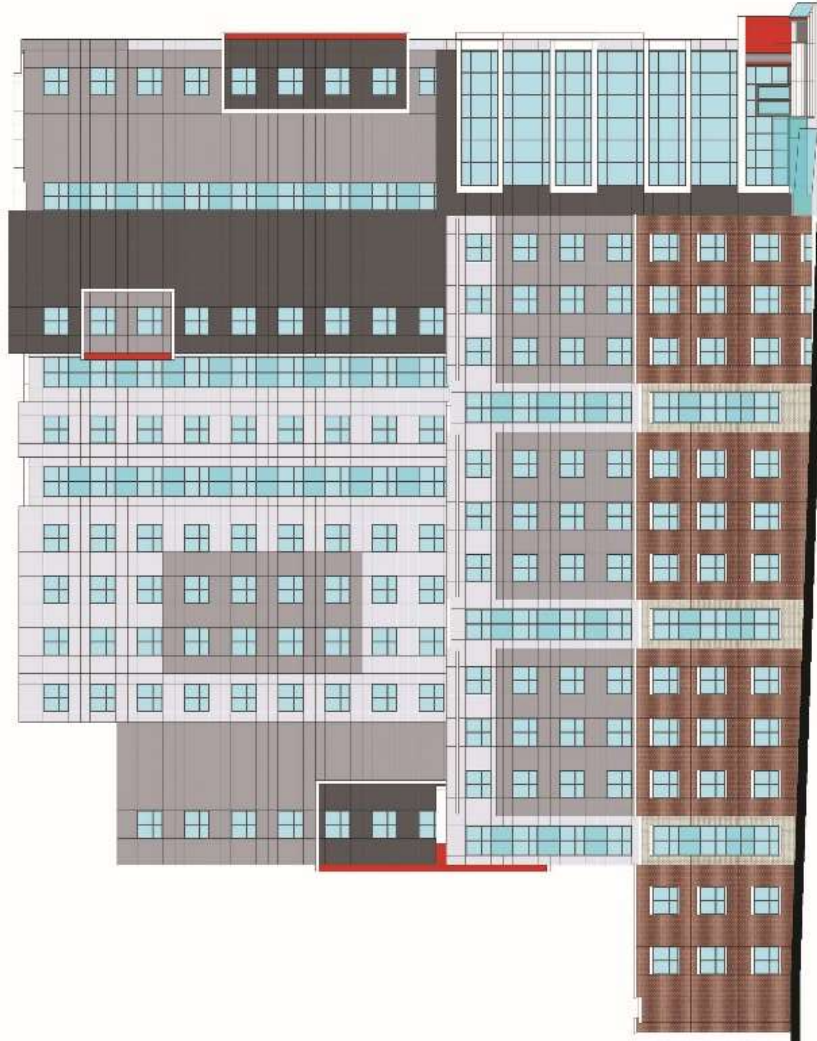
Matt Brown
Mayor

Catharine Saunders
City Clerk

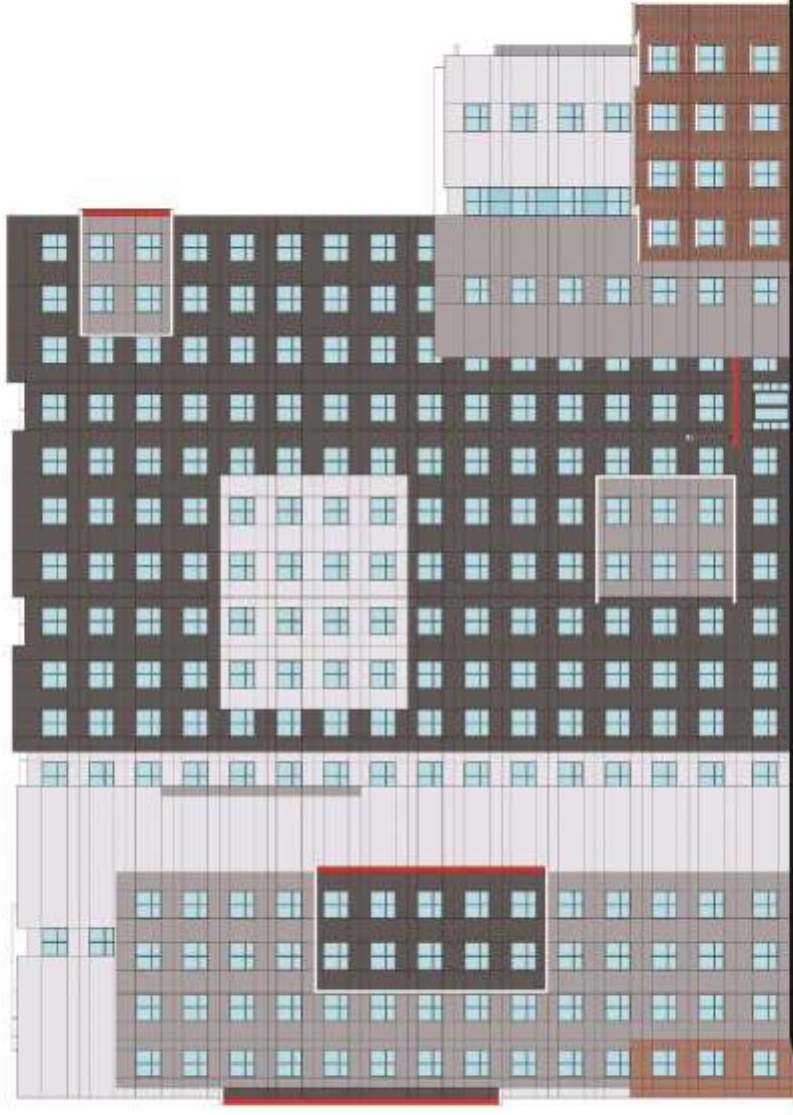
First Reading - October 30, 2017
Second Reading - October 30, 2017
Third Reading - October 30, 2017

Appendix 1

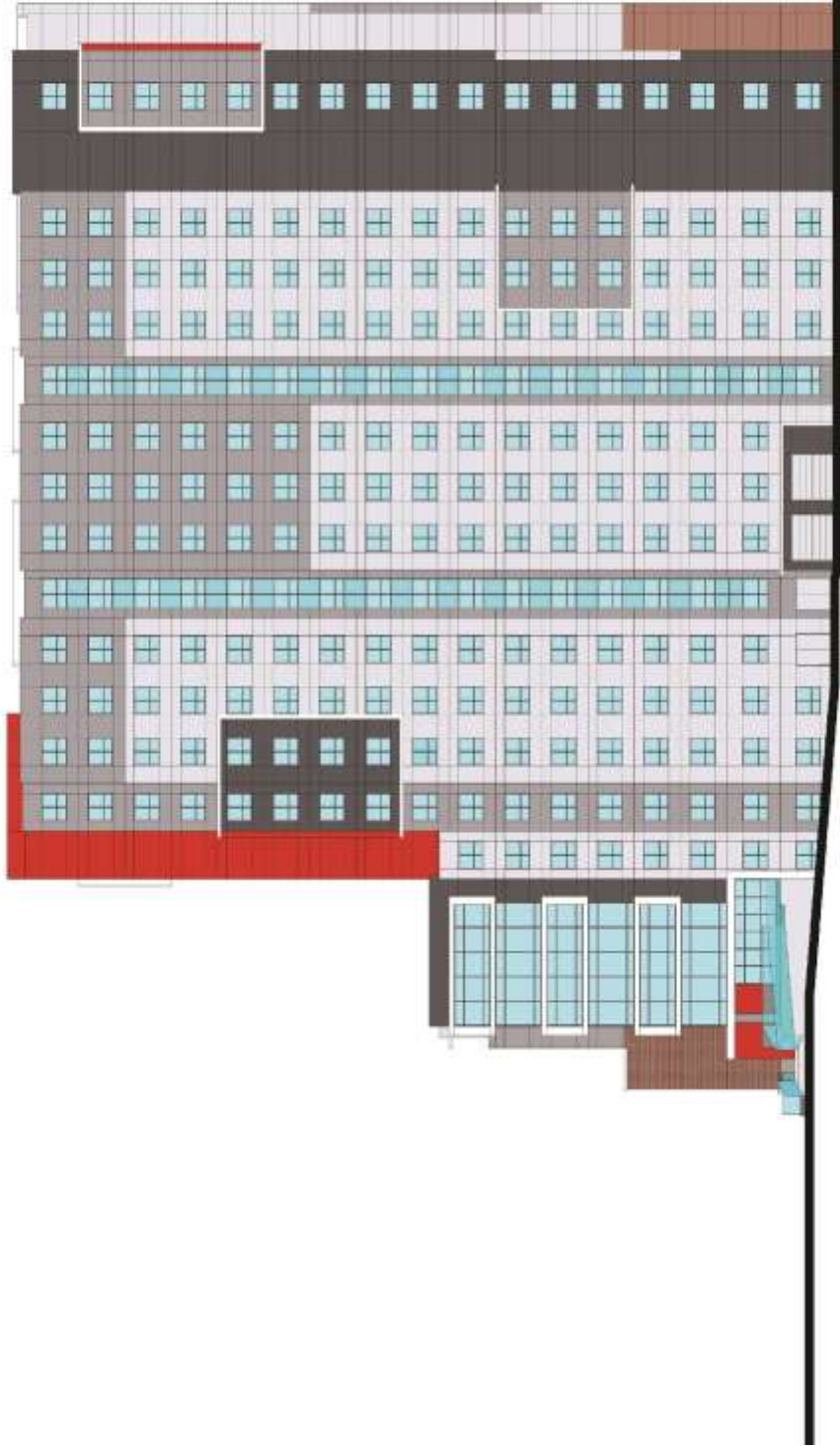




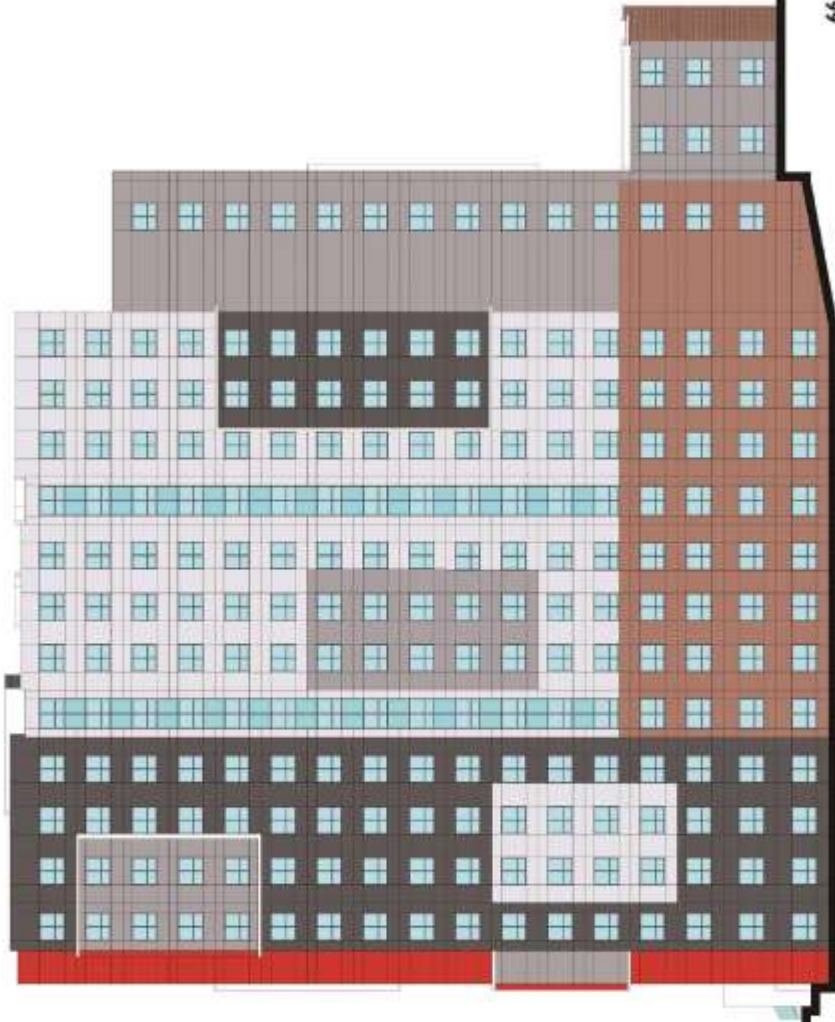
661 & 667 Talbot Street Apartment Complex
East View (Street)
April 28th, 2017



661 & 667 Talbot Street Apartment Complex
South View
April 28th, 2017



661 & 667 Talbot Street Apartment Complex
North View
April 28th, 2017



661 & 667 Talbot Street Apartment Complex
West View (River)
April 28th, 2017

