

Bill No. 28
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 329 and 331 Richmond Street.

WHEREAS **Youth Opportunities Unlimited** has applied to rezone an area of land located at 329 and 331 Richmond 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 329-331 Richmond 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 Holding Downtown Area Bonus (h-3*DA1*D350*B(__)) 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(__) 329 and 331 Richmond Street

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality, multi-use building, a total of 36 dwelling units and density of 556 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law.

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)	556 units per hectare (226 units per acre)
ii)	Height (maximum)	27 metres (88.58 feet)
iii)	Parking (minimum)	0 parking spaces
iv)	Front/Exterior Side Yard (minimum)	0 metres (0 feet)
v)	Stepback after 4 th storey at 331 Richmond Street (Minimum)	2 metres (6.56 feet)
vi)	Stepback after 5 th storey at 329 Richmond Street (Minimum)"	2 metres (6.56 feet)

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.

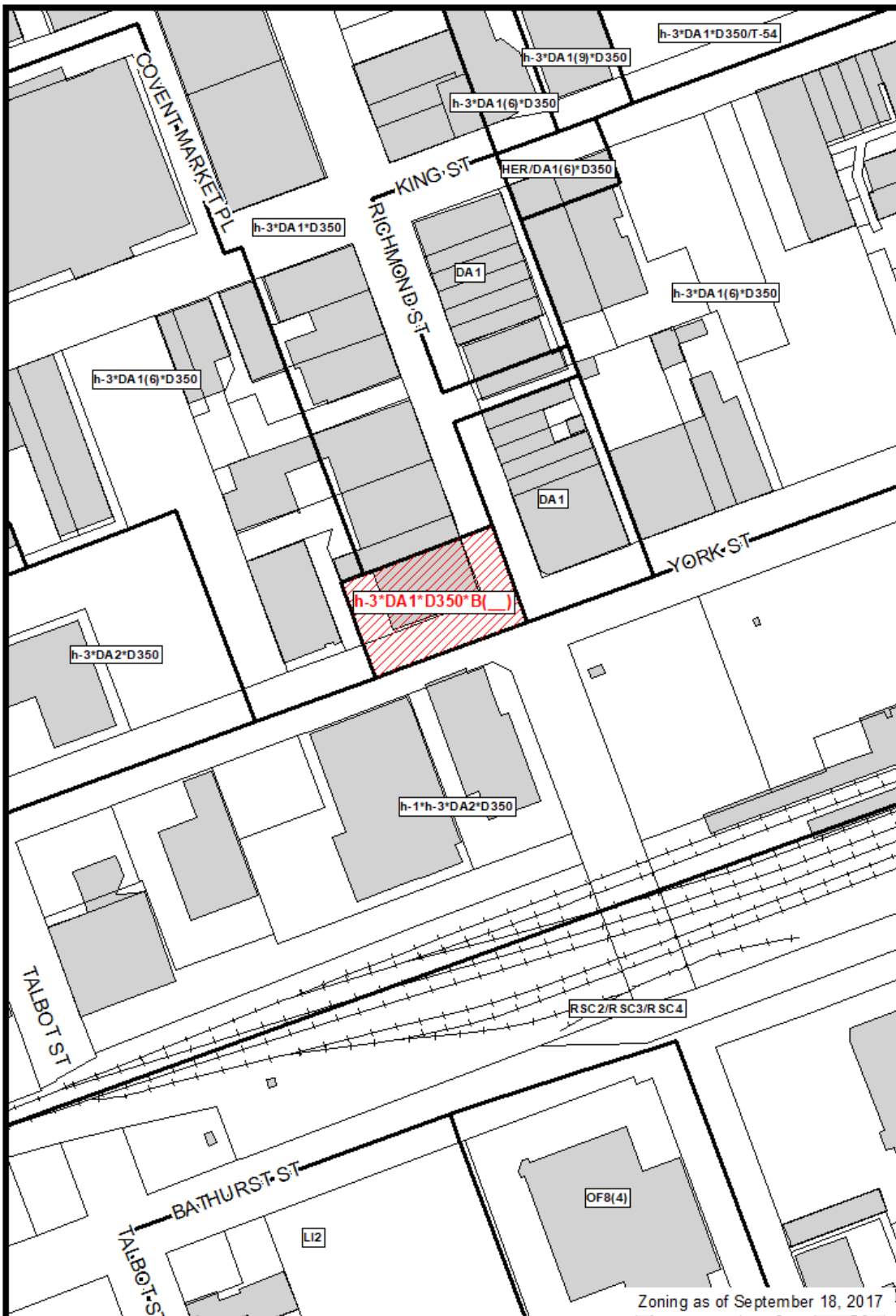
PASSED in Open Council on December 12, 2017


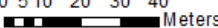

Matt Brown
Mayor

Catharine Saunders
City Clerk

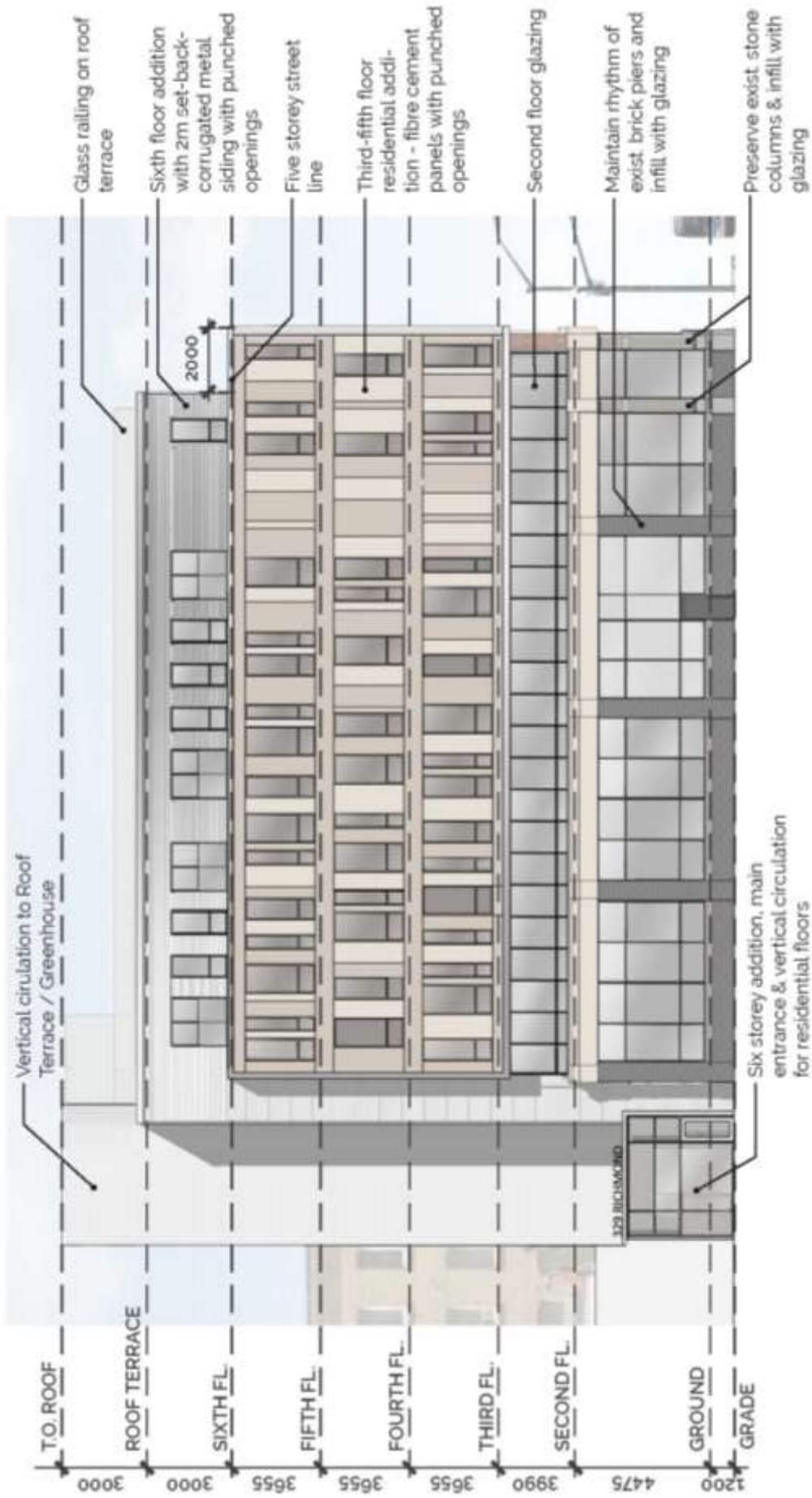
First Reading – December 12, 2017
Second Reading – December 12, 2017
Third Reading – December 12, 2017

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



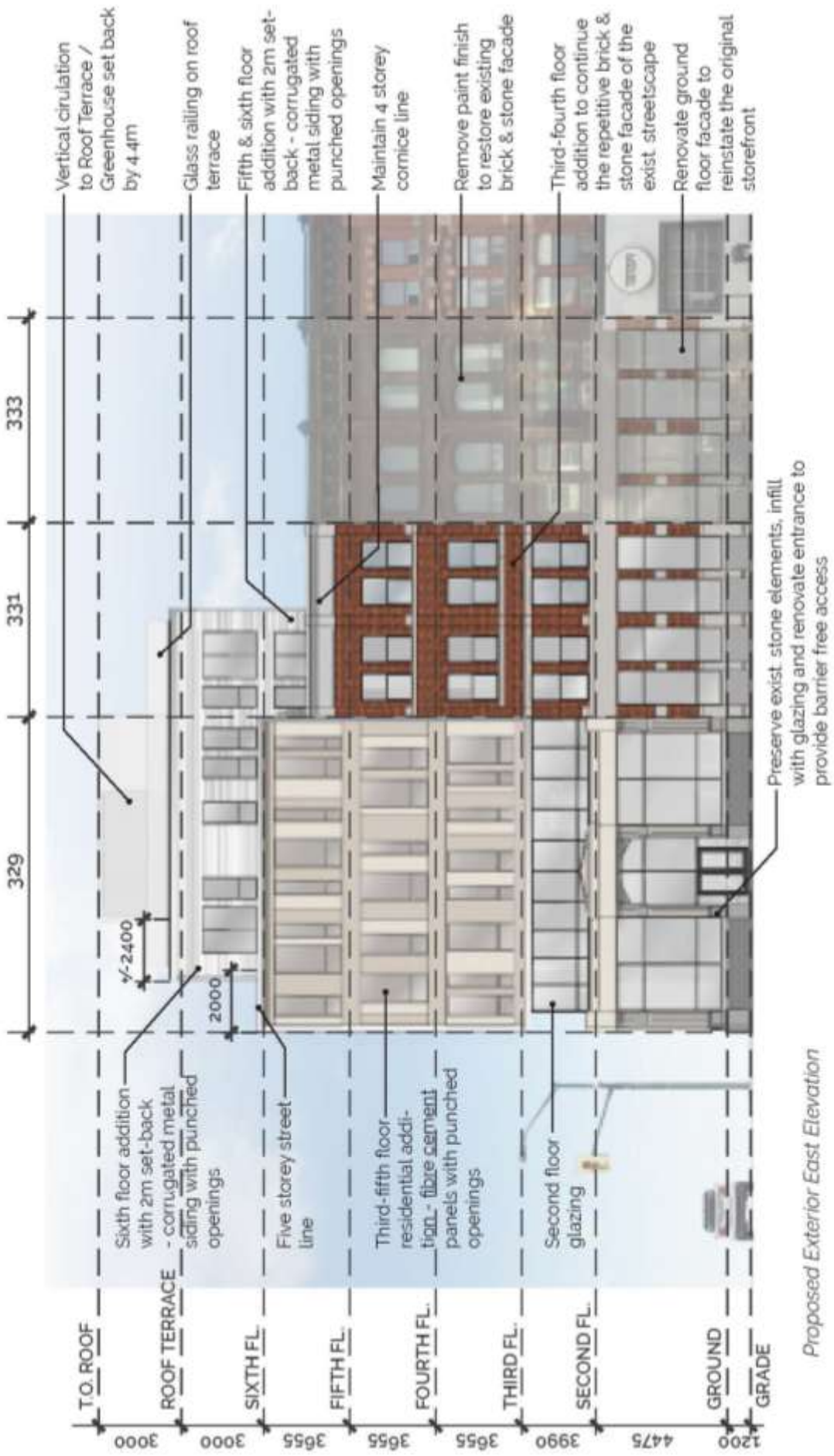
<p>File Number: Z-8812 Planner: MC Date Prepared: 2017/10/24 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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Proposed Exterior Elevations



Proposed Exterior South Elevation

Proposed Exterior Elevations



Proposed Exterior East Elevation



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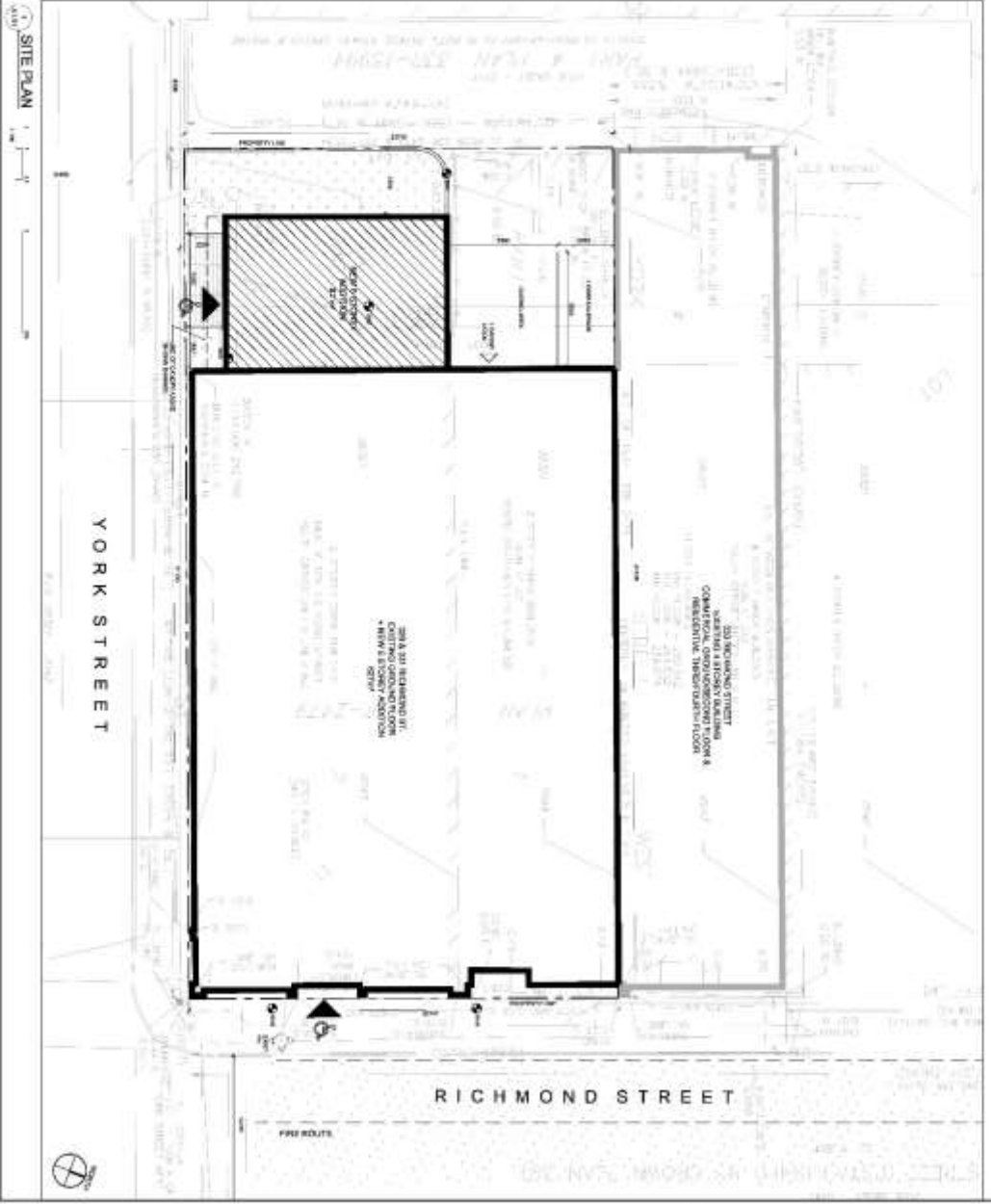
LEGAL DESCRIPTION
 PARCELS 1 & 2
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'

ZONING SUMMARY

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LEGEND

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A1.01

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