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 4th storey at 331 Richmond Street (Minimum) 2 metres (6.56 feet)

   vi) Stepback after 5th 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)

File Number: Z-8812
Planner: MC
Date Prepared: 2017/10/24
Technician: MB
By-Law No: Z.-1.
Proposed Exterior Elevations

- Vertical circulation to Roof Terrace / Greenhouse set back by 4.4m
- Glass railing on roof terrace
- Fifth & sixth floor addition with 2m setback - corrugated metal siding with punched openings
- Maintain 4 storey cornice line
- Remove paint finish to restore existing brick & stone facade
- Third-fourth floor addition to continue the repetitive brick & stone facade of the exist. streetscape
- Renovate ground floor facade to reinstate the original storefront
- Preserve exist. stone elements, infill with glazing and renovate entrance to provide barrier free access