

Bill No. 541
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 391 South Street.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located at 391 South Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 391 South Street, as shown on the attached map comprising part of Key Map No. A107, from a holding Residential R7/Residential R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30/RF) Zone, to a holding Residential R8 Special Provision Bonus (h-__*R8-4(__)*B-__) Zone; and a holding Residential R9 Special Provision Bonus (h-__*R9-3(__)*H30*B-__) Zone.

2) Section Number 3.8 2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zone:

h-__ Purpose: to ensure that development is consistent with the vision and objectives for the development of the Old Victoria Hospital lands, the holding provision will not be lifted until a development agreement is entered into for the subject lands, that substantively implements the site plan and renderings attached as Schedule "1" to the amending by-law, with minor variations to the satisfaction of the City of London; that conforms with the community structure, character area, form and design policies of the Old Victoria Hospital Lands Secondary Plan.

Permitted Interim Uses: Existing uses

3) Section 4.3. 4) (Bonus Zones/Site Specific Bonus Provisions) is amended by adding the following new bonus zone:

B-__ 391 South Street

This bonus zone is intended to facilitate a high quality development which substantively implements through the required development agreement(s), the Site Plan, Renderings and Concept Landscape Plan, attached as Schedule "1" and Schedule "2" to the amending by-law; and

- i) Conservation, retention and adaptive re-use of the existing heritage designated Colborne Building;
- ii) Provision of the publicly accessible courtyard and public art within the courtyard
- iii) 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: 705 units per hectare
Maximum
- ii) Frontage: 98m (328 ft)
Minimum
- iii) Lot Area: 9,000m² (9,687 sq ft)
Minimum

- | | | |
|------|------------------------------------------------------------------|--------------------|
| ix) | Front, Interior, Exterior and Rear Setbacks: 0m (0ft)
Minimum | |
| x) | Height:
Maximum | 80 metres (262 ft) |
| xi) | Tower floor plate above 9 th Storey
Maximum | 800m ² |
| xii) | Parking total for all uses:
Minimum | 360 spaces |

4) Section 12.4 d) (Residential R8/Special Provisions) is amended by adding the following new special provision zone variation:

R8-4()

a) Additional Permitted Uses

- i) Offices
- ii) Medical-dental offices
- iii) Clinics
- iv) Day care centres
- v) Studios
- vi) Convenience stores
- vii) Pharmacies
- viii) Financial institutions
- ix) Personal service establishments
- x) Restaurants, eat-in
- xi) Business service establishments
- xii) Hotels
- xiii) Retail Store

b) Regulations

- i) Within the existing building, there will be no limit on the location of non-residential floor area or floor space permitted within, with the exception of the retail store use.
- ii) For the existing building, the height is as existing on the date of the passing of the by-law.
- iii) Residential uses located on the ground floor of the existing building may occupy no more than 80% of the total ground floor gross floor area
- iv) Within new buildings, non-residential uses are restricted to the ground floor with a maximum combined gross floor area of 850m²
- v) Lot Frontage
Minimum 25m
- vi) Lot Coverage
Maximum 80%
- vii) Height
Minimum 9m (29 ft)
Maximum 13 m (42 ft)
- viii) Density
Minimum 50 units per hectare
Maximum 60 units per hectare
- ix) Front and Exterior Side Yard Setbacks
Minimum 0m (0 ft)
Maximum 3m (10 ft)

x)	Rear Yard Requirements Maximum	3m (10 ft)
xi)	Interior Side Yard Requirements Minimum	2m (6 ft)
xii)	Landscaped Open Space Minimum	20%
xiii)	Parking requirement for residential uses Minimum	0.75 spaces per unit
xiv)	Retail Store Total Gross Floor Area Maximum	300m ² (3,229 sq ft)
xv)	Offices/Medical Dental Offices Maximum	2,000m ² for new buildings

5) Section 13.4 c) (Residential R9/Special Provisions) is amended by adding the following new special provision zone variation:

R9-3()

a)	Permitted Uses	
	i) Apartment buildings	
	ii) Stacked townhouses	
b)	Secondary Permitted Uses on the ground floor abutting the Riverfront Promenade:	
	i) Restaurants, eat-in	
	ii) Studios	
c)	Regulations	
	i) Lot Coverage (Maximum)	80%
	ii) Height Minimum Maximum	21 m (69 ft) 30 m (98 ft)
	iii) Density Minimum Maximum	75 units per hectare 100 units per hectare
	iv) Floor plate above 4 th Storey Maximum	800m ²
	v) Front and Exterior Side Yard Setbacks Minimum Maximum	0 m (0 ft) 3m (10 ft)
	vi) Rear Yard Requirements Minimum	0m (0 ft)
	vii) Interior Side Yard Requirements Minimum	0m (0 ft)
	viii) Landscaped Open Space Minimum	20%
	ix) Parking requirement for residential uses Minimum	0.75 spaces per unit

6) 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.

7) 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.

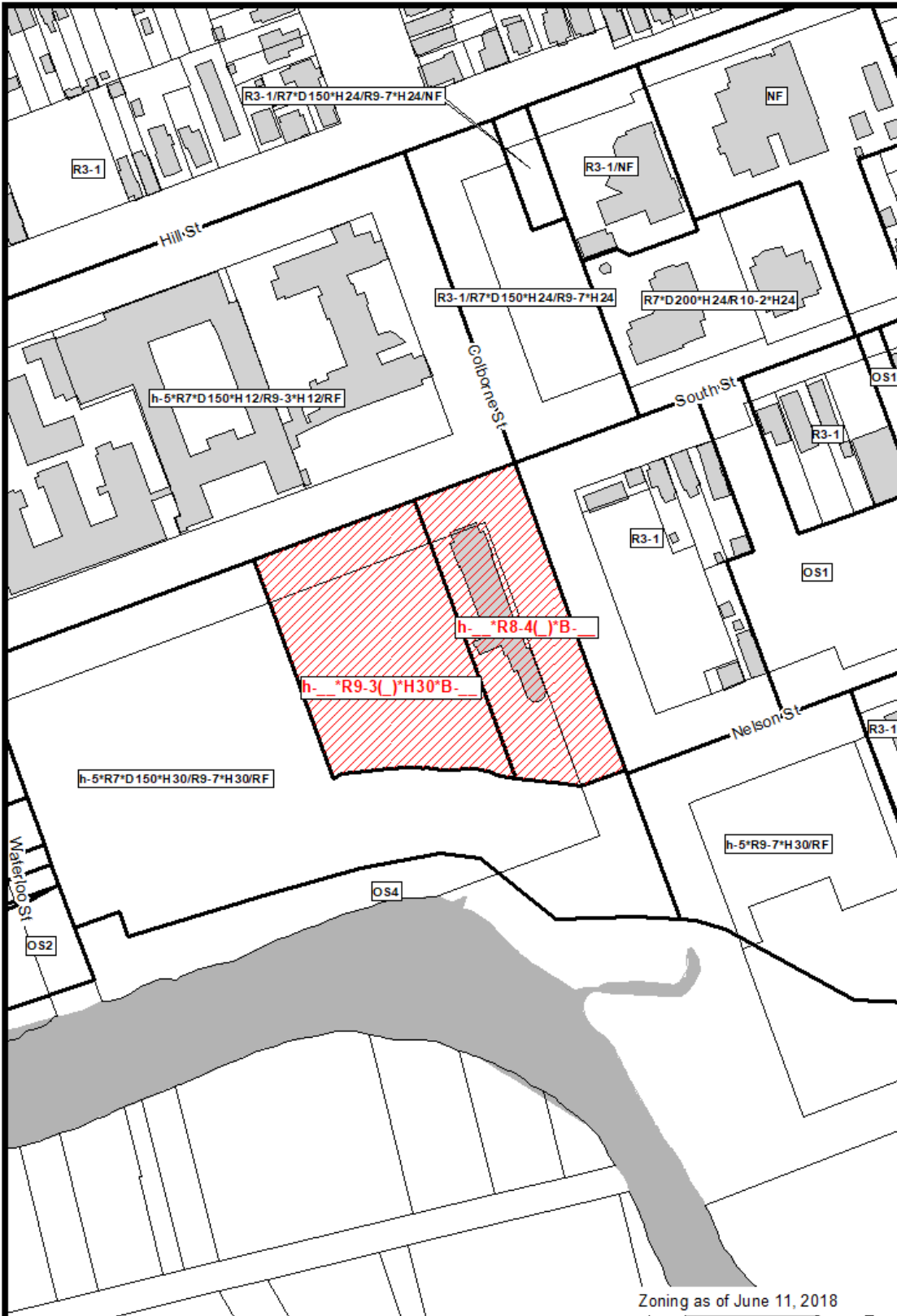
PASSED in Open Council on August 28, 2018.

Matt Brown
Mayor


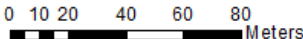

Catharine Saunders
City Clerk

First Reading – August 28, 2018
Second Reading – August 28, 2018
Third Reading – August 28, 2018

SCHEDULE "A"



Zoning as of June 11, 2018

<p>File Number: Z-8803 Planner: SW Date Prepared: 2018/07/10 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p> Meters</p> <p></p>
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