

Bill No. 593
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 147-149 Wellington Street and 253-257 Grey Street.

WHEREAS JAM Properties Inc. has applied to rezone an area of land located at 147-149 Wellington Street and 253-257 Grey 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 147-149 Wellington Street and 253-257 Grey Street, as shown on the attached map comprising part of Key Map No. A.107, from a Business District Commercial Special Provision (BDC(8)) Zone and Business District Commercial Special Provision (BDC(4)) Zone to a Business District Commercial Special Provision Bonus (BDC(8))*B() Zone and Business District Commercial Special Provision Bonus (BDC(4))*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() 147-149 Wellington Street and 253-257 Grey Street

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality apartment building with a maximum of 18 storeys, 246 dwelling units and density of 560 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law; and

i) Transit Station

The financial contribution of funding to the future Transit Station at Wellington Street and Grey Street in the amount of \$200,000, for the provision of public art or other station enhancements to be provided at the time of site plan approval or construction of the station, whichever occurs first.

ii) Provision of Affordable Housing

The provision of 10 affordable housing units, established by agreement at 95% of average market rent for a period of 20 years. An agreement shall be entered into with the Corporation of the City of London, to secure those units for this 20 year term.

iii) 2 levels of underground parking

iv) The construction of a civic space provided at the main pedestrian entrance to the building and enhanced landscaping along Wellington Street, consistent with the conceptual site plan and renderings shown in Schedule 1 of 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): | 560 units per hectare
(226 units per acre) |
| ii) | Height
(Maximum): | 63 metres
(206.7 feet) |
| iii) | Parking
(Minimum): | 197 Parking Spaces |
| iv) | Interior Side Yard Depth
(Minimum): | 1.6 metres (5.25ft)
for floors 1-4 |
| v) | Interior Side Yard Depth
(Minimum): | 6.0 metres (19.7ft)
for floors 5-8 |
| vi) | Interior Side Yard Depth
(Minimum): | 11.5 metres (37.7ft)
for floors 9-18 |
| vii) | Lot Coverage | 31% |
| viii) | Dwelling units are permitted on the first floor. | |

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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

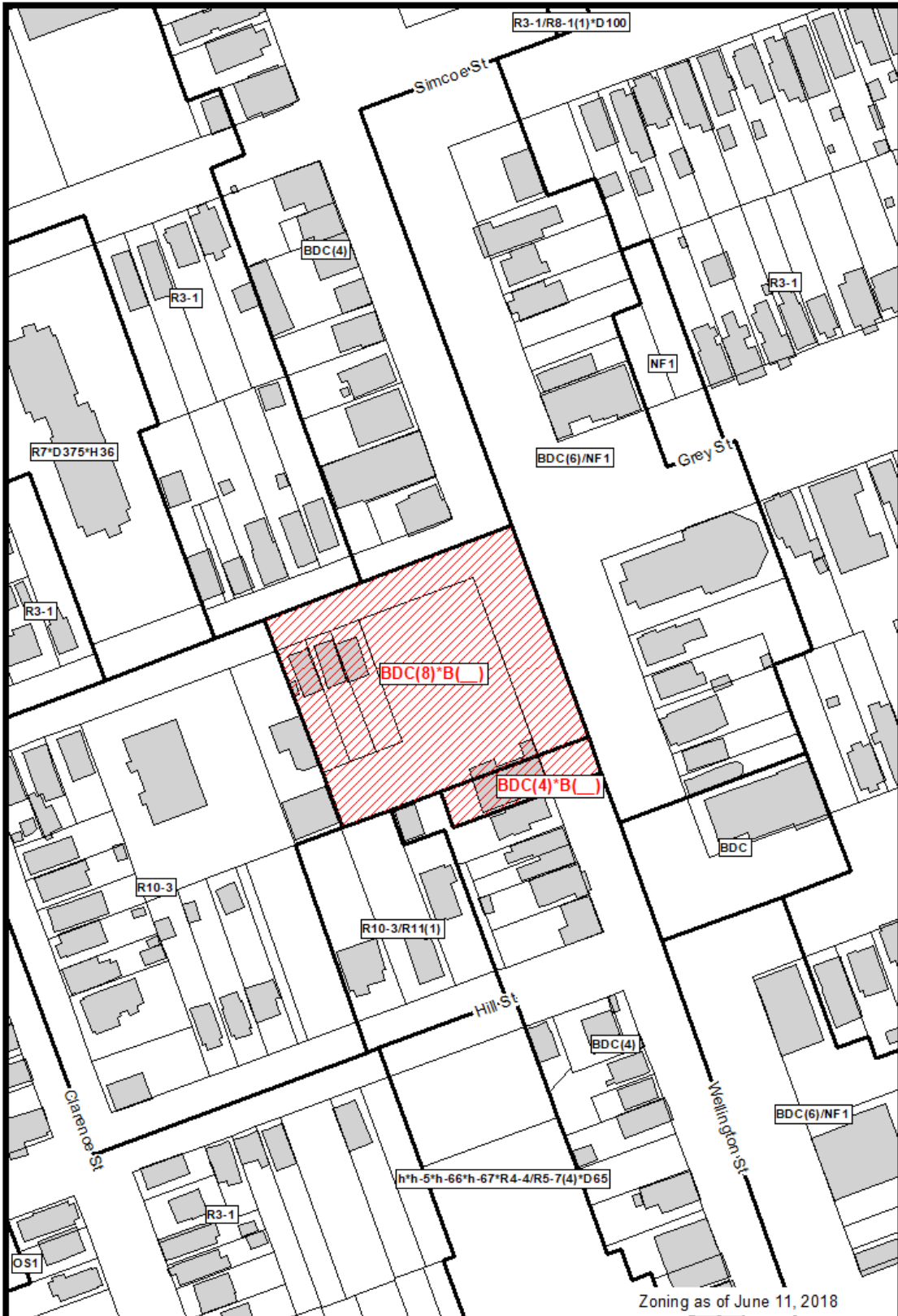
PASSED in Open Council on October 16, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – October 16, 2018
Second Reading – October 16, 2018
Third Reading – October 16, 2018

SCHEDULE "A"



File Number: Z-8905
Planner: MC
Date Prepared: 2018/09/21
Technician: MB
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters
 



SCHEDULE "1"

	Bed/Bdr	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	Total:
18TH:	1			1		1	3
17TH:	1	3	2	2	1	2	9
16TH:	1	4	3	3	1	1	10
15TH:	1	4	3	3	1	1	10
14TH:	1	4	3	3	1	1	10
13TH:	1	4	3	3	1	1	10
12TH:	1	4	3	3	1	1	10
11TH:	1	4	3	3	1	1	10
10TH:	1	4	3	3	1	1	10
9TH:	1	4	2	2	1	1	9
8TH:	3	14	1				18
7TH:	3	14	1	1	1	1	20
6TH:	3	13	2	1	1	1	20
5TH:	3	14	3				20
4TH:	1	17	2	2	2	2	22
3RD:	1	17	2	2	2	2	22
2ND:	1	17	2	2	2	2	22
1ST:	24	142	15	34	11	20	246

18TH:	6,030 sf	(560 sq.m.)
17TH:	10,940 sf	(1,016 sq.m.)
16TH:	11,260 sf	(1,046 sq.m.)
15TH:	11,260 sf	(1,046 sq.m.)
14TH:	11,260 sf	(1,046 sq.m.)
13TH:	11,260 sf	(1,046 sq.m.)
12TH:	11,260 sf	(1,046 sq.m.)
11TH:	11,260 sf	(1,046 sq.m.)
10TH:	11,110 sf	(1,032 sq.m.)
9TH:	11,110 sf	(1,032 sq.m.)
8TH:	19,480 sf	(1,810 sq.m.)
7TH:	19,480 sf	(1,810 sq.m.)
6TH:	19,480 sf	(1,810 sq.m.)
5TH:	19,480 sf	(1,810 sq.m.)
4TH:	24,470 sf	(2,273 sq.m.)
3RD:	24,470 sf	(2,273 sq.m.)
2ND:	24,470 sf	(2,273 sq.m.)
1ST:	14,670 sf	(1,363 sq.m.)
	272,750 sf	(25,339 sq.m.)

Parking Calculations

Total Below Ground for Residences

Total Surface for Residences

Total Surface for Visitors

Total Surface

Total Overall

Total Bike Storage

Total Gross Area for Parking

Site Stats

Building Height:

Building Footprint:

Lot Area:

Lot Coverage:

Landscape Open Space:

164 Spaces (2 BF)
8 Spaces (5 BF)
25 Spaces
33 Spaces

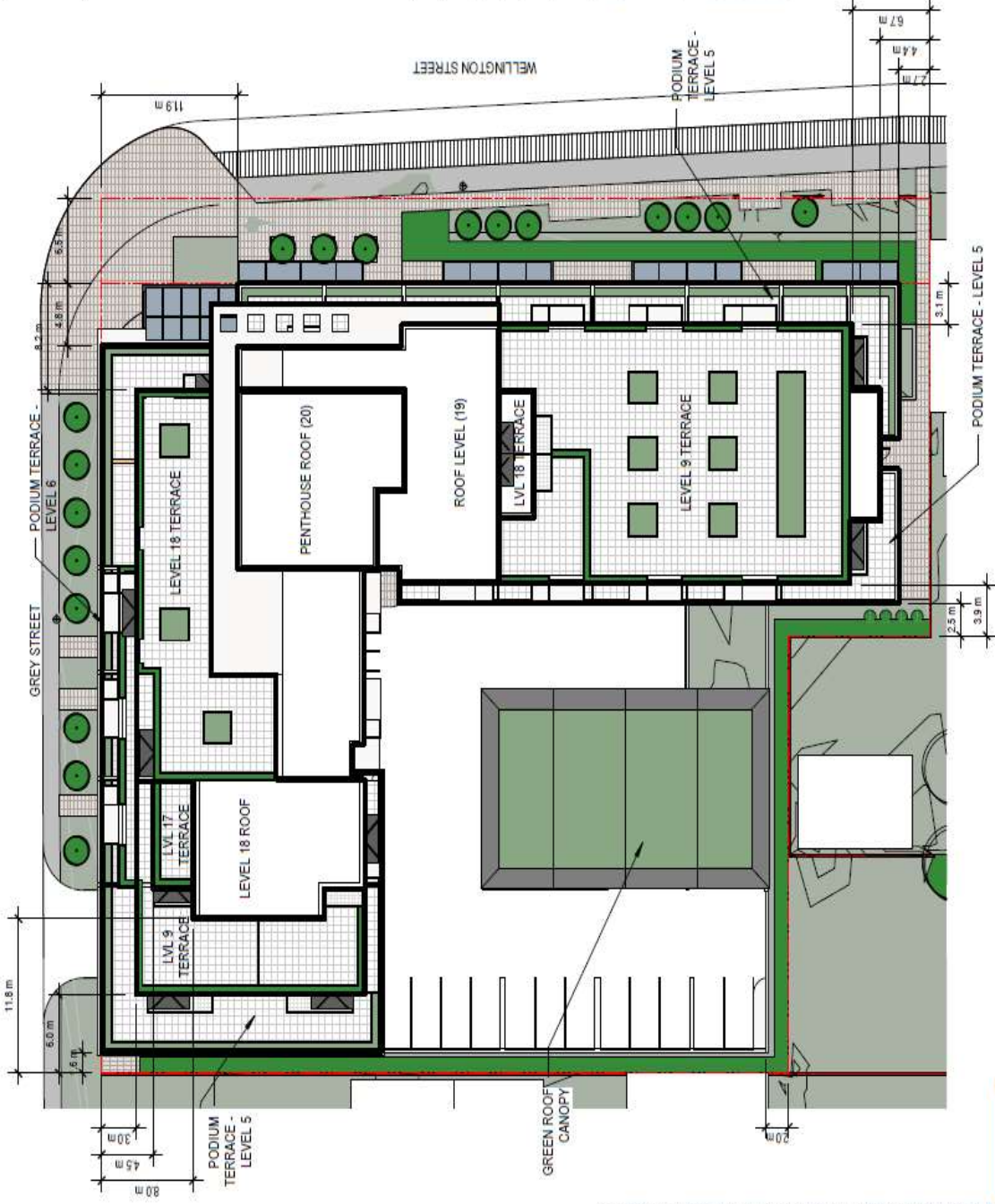
(1 + 3% of parking) 7 Required
(1 per 10 units) 25 Required

197 Spaces

(Area 2 = 1 per unit) 246 Req.

1,660 SF (154 sq.m.)
74,900 SF (6,958 sq.m.)

204' (62.2 m) [18 Storeys]
14,670sf (1,363 sq.m.)
47,584sf (4,421 sq.m.)
31%
17% (8,150 SF [757 sq.m.])



17-019

ONE FORTY SEVEN

Jam Properties Inc.

Site - Roof Plan

Sk-07

SEPT 26, 2018



zedd

ARCHITECTURE

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METAL SIDING

WINDOW WALL - CLEAR
GLASS, CHARCOAL
MULLIONS, WHITE
SPANDREL PANELS

SAND TEXTURED FINISHED
CONCRETE

MIXED BRICK - DARK

FROSTED GLASS GLAZING
w/ CHARCOAL BALUNING

TEXTURED CONCRETE -
ORANGE TINT

POWDER COATED BLACK
STEEL CANOPY FRAME
GLASS CANOPY

WINDOW WALL - CLEAR
GLASS, CHARCOAL
MULLIONS, WHITE
SPANDREL PANELS

MIXED BRICK - DARK

TEXTURED CONCRETE
PANEL - ORANGE TINT

SPANDREL PANEL -
CHARCOAL + WHITE

FROSTED GLASS GLAZING
w/ CHARCOAL BALUNING
OFF-WHITE PRECAST
CORNER

SPANDREL PANEL - CHARCOAL

EXTERIOR LIGHT FIXTURE
UPDOWN SOURCE

MIXED BRICK - DARK

MIXED BRICK - LIGHT AND
STOBEREIGHT BLAZING LIGHT
GRASS

1" = 30' 0"



GREY STREET ELEVATION

17-019 ONE FORTY SEVEN

Jam Properties Inc.

Elevation

SEPT. 10, 2018 SK-20

zedd

ARCHITECTURE

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METAL CLADDING

FRONTED GLASS GLAZING
w/ CHARCOAL PAULING

TEXTURED CONCRETE -
ORANGE TINT

SAND TEXTURED/HAIR
CONCRETE

MIXED BRICK - DARK

MIXED BRICK - DARK

TEXTURED CONCRETE
PANEL - ORANGE TINT

TEXTURED CONCRETE
PANEL - ORANGE TINT

FRONTED GLASS GLAZING
w/ CHARCOAL PAULING

OFF-WHITE FRESH-PAINT COATING

MIXED BRICK - DARK

1" = 30'-0"

WEST ELEVATION

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ARCHITECTURE

SK-22

12/11/2016

Elevation

Jam Properties Inc.

17-019 ONE FORTY SEVEN

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