

Bill No. 304  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 1631-1649  
Richmond Street.

WHEREAS 1635 Richmond (London) Corporation has applied to rezone  
an area of land located at 1631-1649 Richmond Street, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number  
(number to be inserted by Clerk’s Office) this rezoning will conform to the Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City  
of London enacts as follows:

1. Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by  
deleting the existing special provision R9-7(20) and replacing it with the following:

R9-7(20) 1631, 1635, and 1639 Richmond Street

a) Permitted Uses:

- i) Apartment buildings
- ii) Senior citizens apartment buildings
- iii) Continuum-of-care facilities

b) Regulations:

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|-------|--|--|
| i)    | Lot Frontage<br>(Minimum):   | 70.0 metres (229.6 feet)                                     |
| ii)   | Lot Area<br>(Minimum):   | 0.60 hectares (1.4 acres)                                    |
| iii)  | Front Yard Depth<br>(maximum):   | 3.0 metres (9.8 feet) from<br>the ultimate road<br>allowance |
| iv)   | Interior Side Yard Depth<br>(Minimum):   | 3.0 metres (9.8 feet)  |
| v)    | Lot Coverage<br>(Maximum):   | 45%  |
| vi)   | Density<br>(Maximum):  | 200 units per hectare<br>(80 units per acre)                 |
| vii)  | Bedrooms per dwelling unit<br>(Maximum):   | 3  |
|       | Parking Standard<br>(Minimum):   | 0.67 parking spaces per<br>dwelling unit                     |
| viii) | No part of any required front yard, required side yard, or<br>required rear yard shall be used for any purpose other than<br>landscaped open space except where a common internal<br>driveway connects to abutting properties located in a |  |

required side yard or provides vehicular access to Richmond Street located in the required front yard.

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| ix)  | Height<br>(Maximum):   | 22.0 metres (72.2 feet)<br>(first 25.0 metres of lot depth)            |
| x)   | Height<br>(Maximum):   | 15.0 metres (49.2 feet)<br>(beyond the first 25.0 metres of lot depth) |
| xi)  | Setback from Rear Property Line<br>(Minimum):                      | 50.0 metres (164.0 feet)   |
| xii) | Surface Parking Area Setback from Rear Property Line<br>(Minimum): | 28 metres (91.9 feet)  |

2. Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by deleting the existing special provision R9-7(23) and replacing it with the following:

- R9-7(23)      1643, 1649, and 1653 Richmond Street
- a)      Permitted uses for 1643 and 1649 Richmond Street:

i)      Apartment Buildings
- b)      Regulations for 1643 and 1649 Richmond Street:

i)	Frontage (Minimum):	50 metres (165 feet)
ii)	Lot Area (Minimum):	0.4 hectares (1 acre)
iii)	Interior Yard Depth (Minimum):	3 metres (10 feet)
iv)	No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard, or where access to an underground parking garage is necessary in a required side yard.	
v)	Height (first 25.0 metres of lot depth) (Maximum):	22.0 metres (72.2 feet)
vi)	Height (beyond the first 25.0 metres of lot depth) (Maximum):	15.0 metres (49.2 feet)
vii)	Setback from Rear Property Line (Minimum):	50.0 metres (164 feet)
viii)	Surface Parking Area Setback from Rear Property Line (Minimum):	28 metres (91.9 feet)

- c) Permitted uses for 1653 Richmond Street:
  - i) Apartment Buildings
  - ii) Medical/Dental Offices on ground floor of an apartment building
  
- d) Regulations for 1653 Richmond Street:
  - i) Frontage (Minimum): 20 metres (66 feet)
  - ii) Lot Area (Minimum): 0.16 hectares (0.4 acres)
  - iii) Interior Yard Depth (Minimum): 3 metres (10 feet)
  - iv) Exterior Yard Depth (Minimum): 0.0 metres (0.0 feet)
  - v) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required interior side yard, where access to an underground parking garage is necessary in a required interior side yard, where a common driveway provides vehicular access to Hillview Boulevard in the required exterior side yard, or where a vestibule structure is required to provide secondary entrance to an underground parking structure in accordance with the Ontario Building Code in the required rear yard.
  
- e) Additional regulations for Apartment Buildings:
  - i) Height for the first 25.0 metres of lot depth (Maximum): 20.0 metres (65.5 feet)
  - ii) Height beyond the first 25.0 metres of lot depth (Maximum): 17 metres (56 feet)
  - iii) Setback from Rear Property Line (Minimum): 50.0 metres (164 feet)
  
- f) Additional regulations for Medical/Dental Offices:
  - i) Gross Floor Area (Maximum): 430 metres<sup>2</sup> (4,630 feet<sup>2</sup>)
  - ii) Parking 1 space/15 metres<sup>2</sup> GFA
  
- g) Regulations applicable to and measured based on R9-7(23) Zone Boundaries:
  - i) Density (Maximum): 200 units per hectare (80 units per acre)
  - ii) Lot Coverage 45%

(Maximum):

iii)	Front Yard Depth (Maximum):	3 metres (10 feet)
iv)	Bedrooms per Dwelling Unit (Maximum):	3
v)	Rear Yard Depth	15 metres (49 feet)
vi)	Parking for Residential Uses	0.67 spaces/unit

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 July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019