

Bill No. 56  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street.

WHEREAS East Village Holdings Limited has applied to rezone an area of land located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt 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 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street, as shown on the attached map comprising part of Key Map No. A108, from a Business District Commercial Special Provision Bonus (BDC(24)\*D160\*H36\*B-32) Zone and a Business District Commercial Special Provision (BDC(19)\*D250\*H46) Zone to a holding Business District Commercial Special Provision Bonus (h\*BDC(24)\*D160\*H36\*B-32) Zone.

2. Section Number 4.3 of the General Provisions is amended by replacing the following Site Specific Bonus Provision with the following:

**B-32 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street**

Phase 1 & 2 – 690, 696, 698, 700 King Street, and 400 Lyle Street

Phase 1 & 2 include three existing apartment buildings with two 21 storey towers, and one 24 storey tower, municipally known as 700 King Street and 400 Lyle Street. This part of the subject site was previously bonused for enhanced urban design, underground parking, the promotion of transit usage and the revitalization of the Old East District.

Phase 3 – 725, 729, 735, 737 Dundas Street and 389, 391, 393 Hewitt Street

Phase 3 includes the properties municipally known as 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street. The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality mixed-use building, with a maximum height of 24 storeys (82m) and 243 dwelling units, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law, and provides for enhanced urban design, underground parking and affordable housing. The affordable housing component may be implemented through phase 1, 2 and/or 3 and shall consist of:

- A total of thirteen (13) residential dwelling units provided as nine (9) one bedroom units, and four (4) two-bedroom units;
- Two of the residential dwelling units shall be provided as accessible units, which may be the one or two bedroom units, or a combination thereof;
- Rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- The duration of affordability shall be set at 30 years from the point of initial occupancy.

The following special regulations apply within the bonus zone:

a) Regulations:

- |      |  |  |
|------|--|--|
| i)   | Height:<br>(Maximum)   | 82.0 metres (269 feet)                 |
| ii)  | Density:<br>(Maximum)  | 750 units per ha<br>(292 units per ac) |
| iii) | Parking spaces:<br>(Minimum)   | 900 spaces                             |
| iv)  | Secure Bicycle Parking spaces:   | 465 spaces (Minimum)                   |
| v)   | For the purpose of this by-law the front lot line shall be interpreted as Dundas Street                            |  |
| vi)  | Balcony Encroachment in all yards provided the projection is no closer than 1.5 metres (4.9 feet) to the lot line. | 1.5 metres (5 feet)                    |

Phase 1 & 2

- |      |  |                      |
|------|--|----------------------|
| i)   | Exterior Side Yard<br>(Minimum)  | 0 metres (0 feet)    |
| ii)  | Exterior Side Yard<br>(Maximum)  | 4.5 metres (15 feet) |
| iii) | Dwelling units are permitted on the entirety of the ground floor including the King Street, Lyle Street and Hewitt Street frontages, but excluding the Dundas Street frontage. |                      |

Phase 3

- |      |  |                                    |
|------|--|------------------------------------|
| i)   | Ground floor commercial space<br>(Minimum)                   | 850m <sup>2</sup> (9,149 sq ft)    |
| ii)  | Ground floor ceiling height<br>(Minimum)                     | 4.5m (15ft)                        |
| iii) | Front Step-back above the fourth storey (Minimum)            | 9m (29 ft)                         |
| iv)  | Front Step-back above the sixth storey to tower<br>(Minimum) | 25m (82 ft)                        |
| v)   | Tower floor plate above 6 <sup>th</sup> Storey<br>(Maximum)  | 1,075m <sup>2</sup> (11,571 sq ft) |

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.

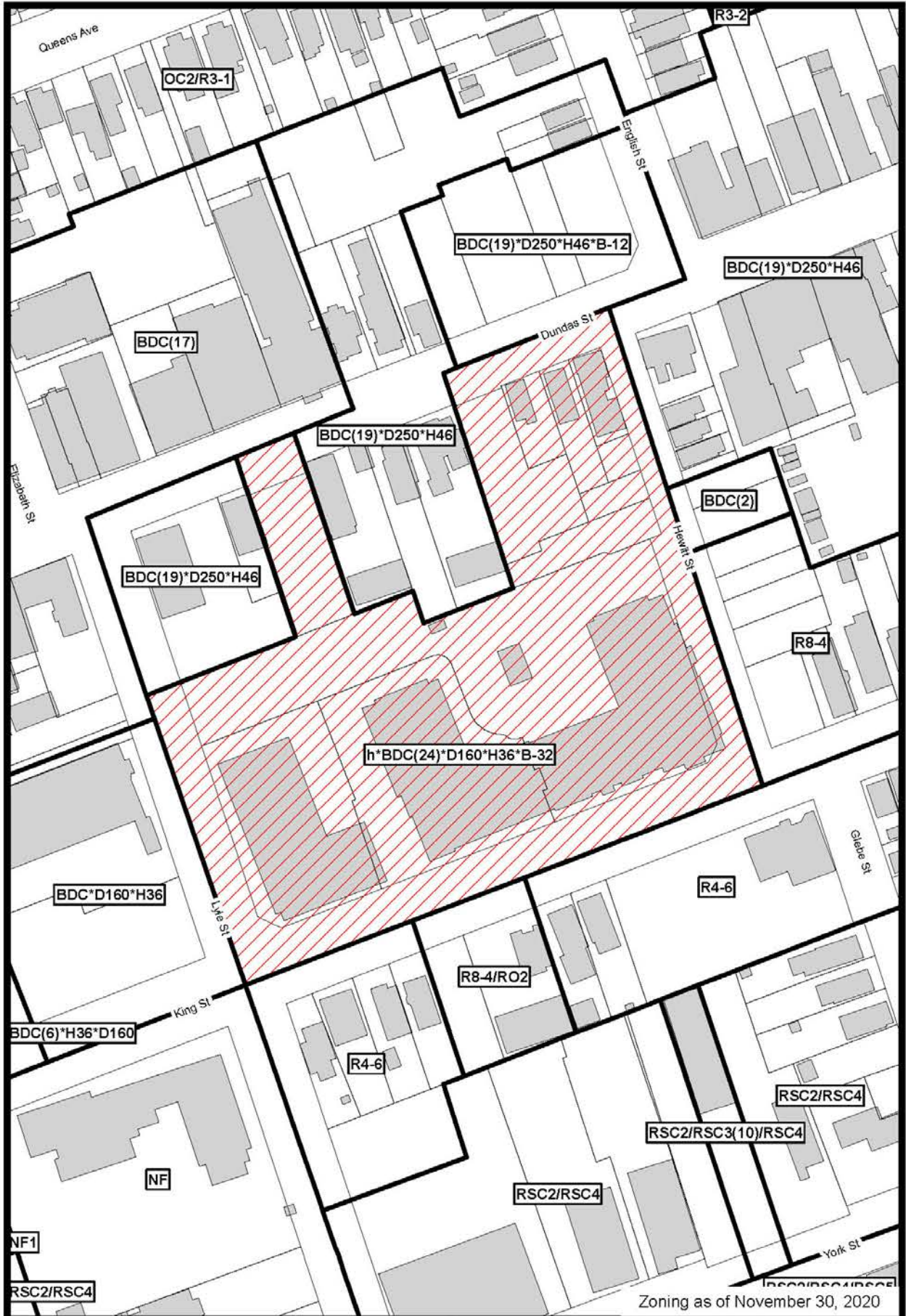
PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor




Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

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



Zoning as of November 30, 2020

<p>File Number: Z-9155                  Planner: RC                  Date Prepared: 2020/12/14                  Technician: rc                  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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