

Bill No. 83
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 185 Horton Street East.

WHEREAS 1524400 Ontario Inc. applied to rezone an area of land located at 185 Horton Street East, 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 185 Horton Street East as shown on the attached map comprising part of Key Map No. A.107, from an Arterial Commercial Special Provision (AC4(11)) Zone, to an Arterial Commercial Special Provision Bonus Zone (AC4(__)/B__) Zone;
2. Section Number 26.4 of the Arterial Commercial (AC) zone is amended by adding the following Special Provision:
 - AC4(__) 185 Horton Street East
 - a) Additional Permitted Use:
 - i) Dormitory building
3. Section 2.0, Definitions, to By-law No. Z.-1 is amended by adding the following definition:

"Dormitory" - Means a residential building in association with and ancillary to an educational institution where residents have exclusive use of a bedroom with a separate entrance from a common hall and share common facilities such as washrooms, kitchens, lounges, recreation rooms and study facilities.
4. Section Number 4.3 of the General Provision in Zoning By-law Z.-1 is amended by adding the following new Bonus Zone:

B(__) 185 Horton Street East

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality mixed-use commercial/dormitory apartment building with a maximum density of 389 units per hectare and a maximum height of 51 metres (16-storeys) which substantially implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

 - (a) A high quality development which substantially implements the site plan and elevations as attached in Schedule "1" to the amending by-law:
 - Building Design
 - i) High quality architectural design (building/landscaping) including a common design theme for residential and commercial elements; and provision of structure parking facilities and screening for surface parking areas.
 - Underground Parking
 - i) Underground Parking Structure parking provided to reduce surface parking areas (a minimum of 27 subsurface spaces provided).
 - Outdoor Amenity and Landscaping
 - i) Common outdoor amenity area to be provided in the northeast

quadrant of the site; and rooftop terraces above the 7th, 12th and 16th floors.

- ii) Landscape enhancements beyond City design standards, including theme lighting.
- iii) Landscape plans for common outdoor amenity areas to incorporate hard landscape elements and drought resistant landscaping to reduce water consumption.

Sustainability

- i) Provides a pedestrian-oriented environment along Horton Street East, which facilitates passive surveillance of the streetscape and, ultimately, safer streets.
- ii) Fosters social interaction and facilitates active transportation and community connectivity with Downtown.
- iii) The subject lands are close to public open space and parkland in the area, particularly Thames Park, Charles Hunt Park, and the Thames River Pathway system, which provides recreational opportunities for residents (passive and active).

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)	389 uph 3:1 ratio of 3 beds equals 1 dwelling unit, 296 beds converts to a density of 389 units per hectare
ii)	Height (maximum)	51 metres
iii)	Off Street Parking (minimum)	27 spaces
iv)	West Interior Side Yard Depth (maximum)	0.98m (3.2 ft)
v)	East Interior Side Yard Depth (maximum)	1.3m (4.3 ft)
vi)	Rear Yard Depth (maximum)	5.5m (18.0 ft)
vii)	Lot Coverage (maximum)	51%

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.

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 23, 2021

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 23, 2021
Second Reading – February 23, 2021
Third Reading – February 23, 2021

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



Zoning as of May 7, 2020

File Number: Z-9167

Planner: SM

Date Prepared: 2020/06/09

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

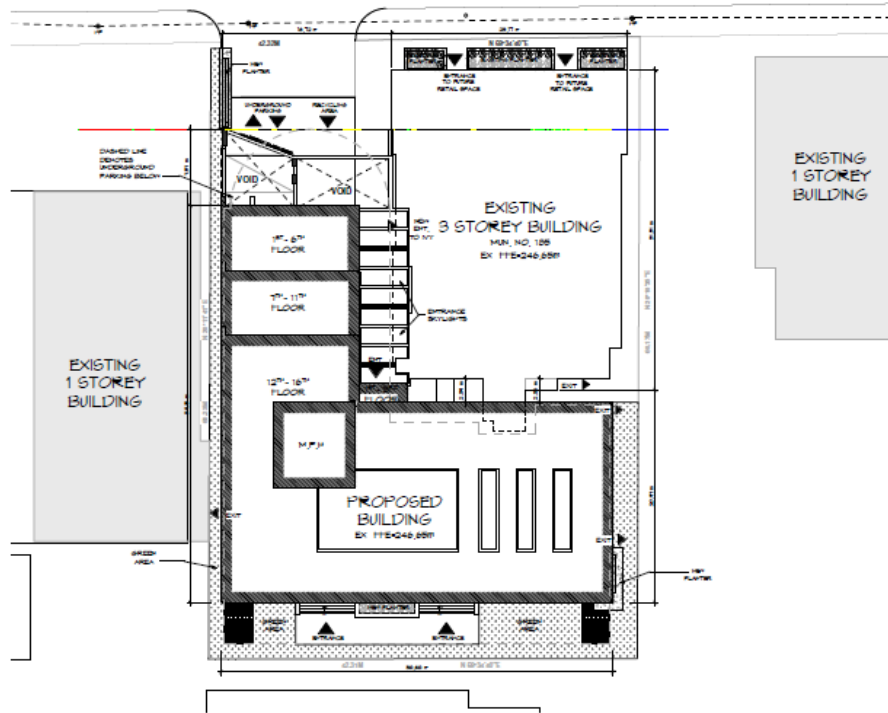
1:800

0 4 8 16 24 32 Meters



Schedule "1"

HORTON STREET EAST



SITE CONTEXT PLAN



HORTON STREET VIEW

SITE PLAN



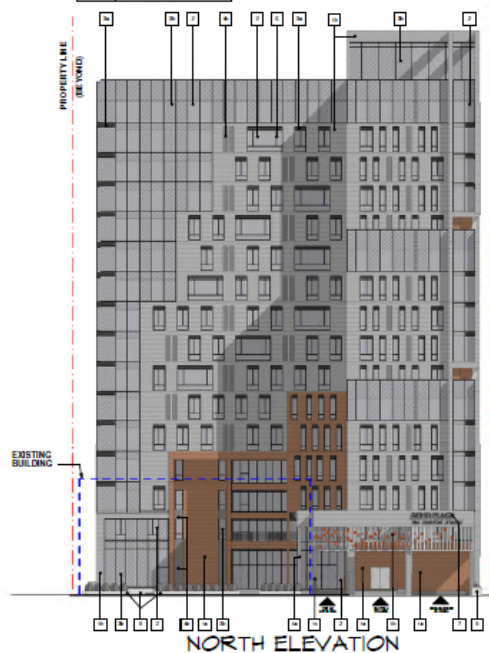
London, Ontario



London International Academy
185 Horton Street
London, Ontario

SK 002

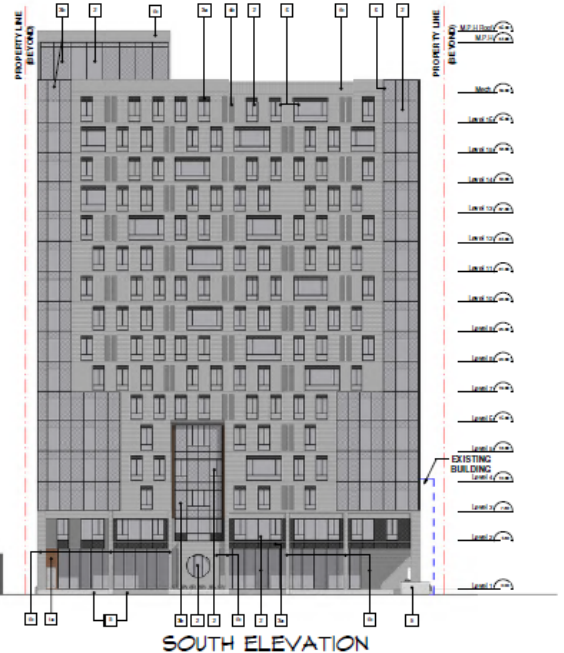
Item	Description
1	Structural Concrete
2	Structural Steel
3	Concrete Slab
4	Concrete Wall
5	Concrete Column
6	Concrete Beam
7	Concrete Foundation
8	Concrete Footing
9	Concrete Retaining Wall
10	Concrete Staircase
11	Concrete Lintel
12	Concrete Sill
13	Concrete Chasing
14	Concrete Encasement
15	Concrete Repair
16	Concrete Patch
17	Concrete Grout
18	Concrete Sealant
19	Concrete Adhesive
20	Concrete Formwork
21	Concrete Scaffolding
22	Concrete Shoring
23	Concrete Bracing
24	Concrete Tie
25	Concrete Wall Tie
26	Concrete Stud
27	Concrete Plug
28	Concrete Sleeve
29	Concrete Cap
30	Concrete Base
31	Concrete Pad
32	Concrete Slab Edge
33	Concrete Wall Edge
34	Concrete Column Edge
35	Concrete Beam Edge
36	Concrete Foundation Edge
37	Concrete Footing Edge
38	Concrete Retaining Wall Edge
39	Concrete Staircase Edge
40	Concrete Lintel Edge
41	Concrete Sill Edge
42	Concrete Chasing Edge
43	Concrete Encasement Edge
44	Concrete Repair Edge
45	Concrete Patch Edge
46	Concrete Grout Edge
47	Concrete Sealant Edge
48	Concrete Adhesive Edge
49	Concrete Formwork Edge
50	Concrete Scaffolding Edge
51	Concrete Shoring Edge
52	Concrete Bracing Edge
53	Concrete Tie Edge
54	Concrete Wall Tie Edge
55	Concrete Stud Edge
56	Concrete Plug Edge
57	Concrete Sleeve Edge
58	Concrete Cap Edge
59	Concrete Base Edge
60	Concrete Pad Edge
61	Concrete Slab Edge
62	Concrete Wall Edge
63	Concrete Column Edge
64	Concrete Beam Edge
65	Concrete Foundation Edge
66	Concrete Footing Edge
67	Concrete Retaining Wall Edge
68	Concrete Staircase Edge
69	Concrete Lintel Edge
70	Concrete Sill Edge
71	Concrete Chasing Edge
72	Concrete Encasement Edge
73	Concrete Repair Edge
74	Concrete Patch Edge
75	Concrete Grout Edge
76	Concrete Sealant Edge
77	Concrete Adhesive Edge
78	Concrete Formwork Edge
79	Concrete Scaffolding Edge
80	Concrete Shoring Edge
81	Concrete Bracing Edge
82	Concrete Tie Edge
83	Concrete Wall Tie Edge
84	Concrete Stud Edge
85	Concrete Plug Edge
86	Concrete Sleeve Edge
87	Concrete Cap Edge
88	Concrete Base Edge
89	Concrete Pad Edge
90	Concrete Slab Edge
91	Concrete Wall Edge
92	Concrete Column Edge
93	Concrete Beam Edge
94	Concrete Foundation Edge
95	Concrete Footing Edge
96	Concrete Retaining Wall Edge
97	Concrete Staircase Edge
98	Concrete Lintel Edge
99	Concrete Sill Edge
100	Concrete Chasing Edge



NORTH ELEVATION

Symbol	Description
[Symbol]	SPANDREL PANEL
[Symbol]	FRAME RATED GLASS

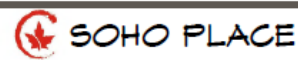
Symbol	Description
[Symbol]	SPANDREL PANEL
[Symbol]	FRAME RATED GLASS



SOUTH ELEVATION

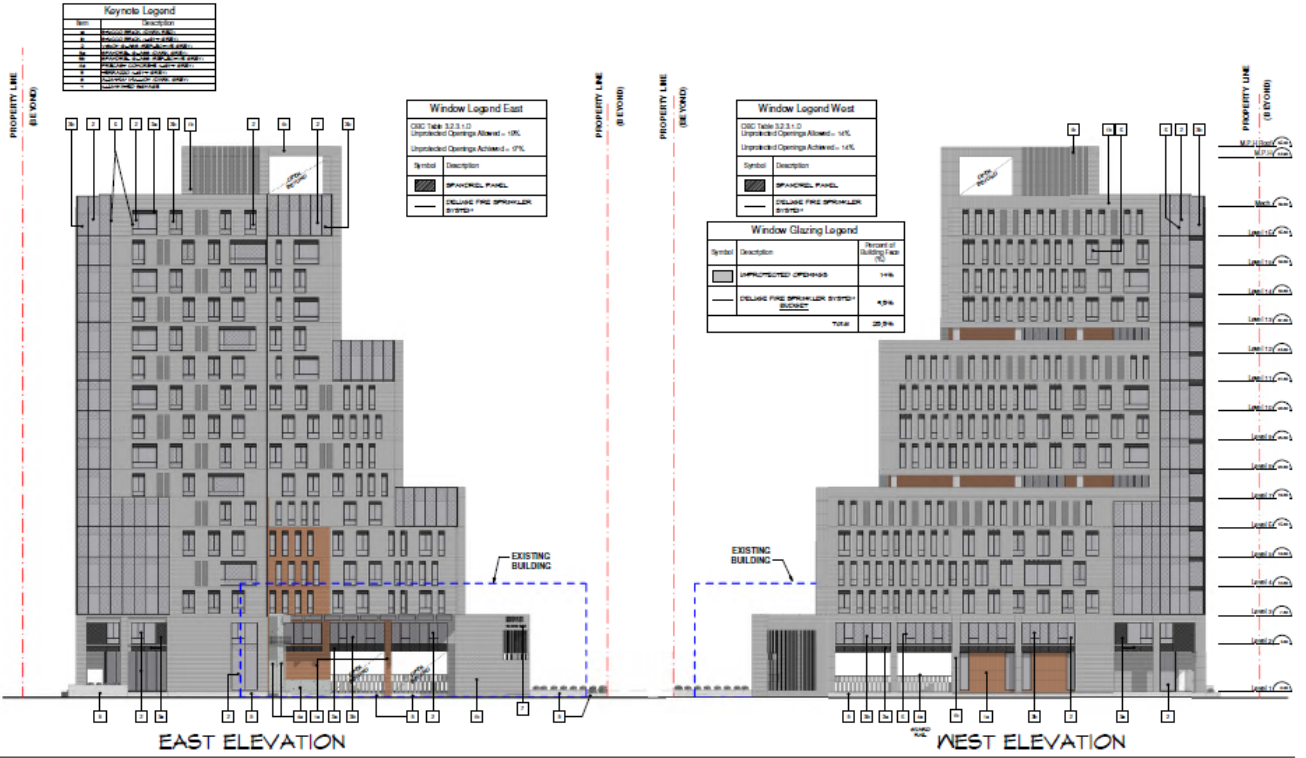


London, Ontario



London International Academy
185 Horton Street
London, Ontario

SK 012



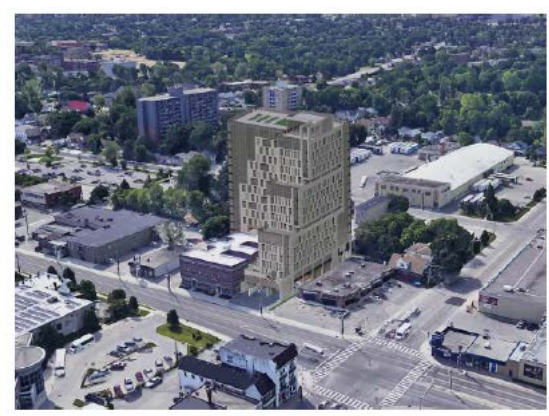
VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST