

Bill No. 286
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 435-451 Ridout Street North.

WHEREAS Farhi Holdings Corporation has applied to rezone an area of land located at 435-451 Ridout Street North, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ___ 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. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of the lands located at 435-451 Ridout Street North, as shown on the attached map comprising part of Key Map No. A107, from a Heritage/Regional Facility (HER/RF) Zone and a Downtown Area Special Provision (DA2(3)*D350) Zone to a Holding Downtown Area Special Provision Bonus (h-3*h-55*h-_*DA2(3)*D350*B-_) Zone.

2. Section Number 3.8 2) of the Holding "h" Zone is amended by adding the following Holding Provision:

h-__ 435-451 Ridout Street North

Purpose: To ensure that development will not have negative impacts on cultural heritage resources on, and adjacent to the subject property, and to ensure the long-term conservation of these resources, the following shall be prepared and accepted to the satisfaction of the City of London, prior to the removal of the "h-_" symbol:

- i) An Arborist Report – from a certified arborist and landscape architect – which will include a detailed assessment of existing vegetation on the Eldon House grounds, Harris Park and other adjacent properties, and make recommendations to protect significant vegetation and minimize potential impacts during preconstruction, construction and post-construction activities, as well as recommendations to minimize long term impacts (i.e. shadowing, micro-climate changes) due to development on the subject property;
- ii) A Building Condition Assessment – from a licensed architect and professional structural engineer with experience with heritage buildings – which will include a comprehensive assessment of the current condition (including a structural evaluation) of cultural heritage resources on and adjacent to the subject property, along with identification of potential construction impacts and proposed mitigation measures;
- iii) A Conservation Plan – from a qualified member of the Canadian Association of Heritage Professionals (CAHP) – which will include a strategy for the management and conservation of cultural heritage resources on the subject property along with a detailed plan related to their retention, restoration (exterior and interior attributes), future use and integration in the new development, as well plans for buffering and protection during construction; and

- iv) A Vibration Study – from a professional engineer – to determine the levels of vibration that are acceptable to avoid negative impacts during construction, and establish benchmark levels, and include the development of an inspection, monitoring and implementation plan, along with proposed mitigation measures.
Permitted Interim Uses: All permitted uses within the existing buildings.

3. Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B- 435-451 Ridout Street North

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use apartment building, with a maximum height of 40-storeys or 130 metres, excluding a mechanical penthouse, and a maximum density of 500 units per hectare, in general conformity with the Site Plan and Elevations attached as Schedule “1” to the amending by-law, and provides for the following:

- 1) Exceptional Building Design:
 - i) Retention in situ of the heritage buildings along the Ridout Street frontage;
 - ii) Materials on the podium of the building that are in-keeping with the surrounding heritage buildings;
 - iii) A slender point tower design;
 - iv) The tower portion of the building located to the south of the podium to increase the spatial separation between the tower and the Eldon House Property;
 - v) Interesting architectural design features on the tower that will enhance the downtown skyline and break up the building mass;
 - vi) Terraces overlooking Harris Park and providing opportunity for activating these terraces with the proposed adjacent office/commercial uses;
 - vii) Connections between Ridout Street North and Queens Avenue to Harris Park that provide new entrance opportunities to further connect the Downtown with the Park.
- 2) Provision of four (4) levels of underground parking, of which a minimum of 100 parking spaces will be publicly accessible;
- 3) Provision of Affordable Housing:
 - A minimum of twelve (12) residential units or five percent (5%) of the total residential unit count (rounded to the nearest unit), whichever is greater;
 - The mix of affordable one- and two-bedroom units will be based on the same proportion of one- and two-bedroom units as within the final approved plan. Subject to availability and with the concurrence of the City, some or all of these units may be secured through existing vacancies in developments owned and/or managed by the proponent or associated corporate entity;
 - 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 50 years from the point of initial occupancy;
 - The proponent shall enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations.
- 4) Conservation, retention, and adaptive re-use of the existing heritage designated buildings at 435, 441, and 451 Ridout Street North:
- The owner shall enter into a Heritage Easement Agreement with the City of London.
- 5) Construction of a Leadership in Energy and Environmental Design (LEED) certified building.

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):
500 Units per Hectare
 - ii) Building Height – Excluding Mechanical Penthouse (Maximum):
40 storeys or 130 metres, whichever is greater, to be measured at the Ridout Street North frontage
 - iii) Setback to Residential Component (Maximum):
14.9 metres

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.

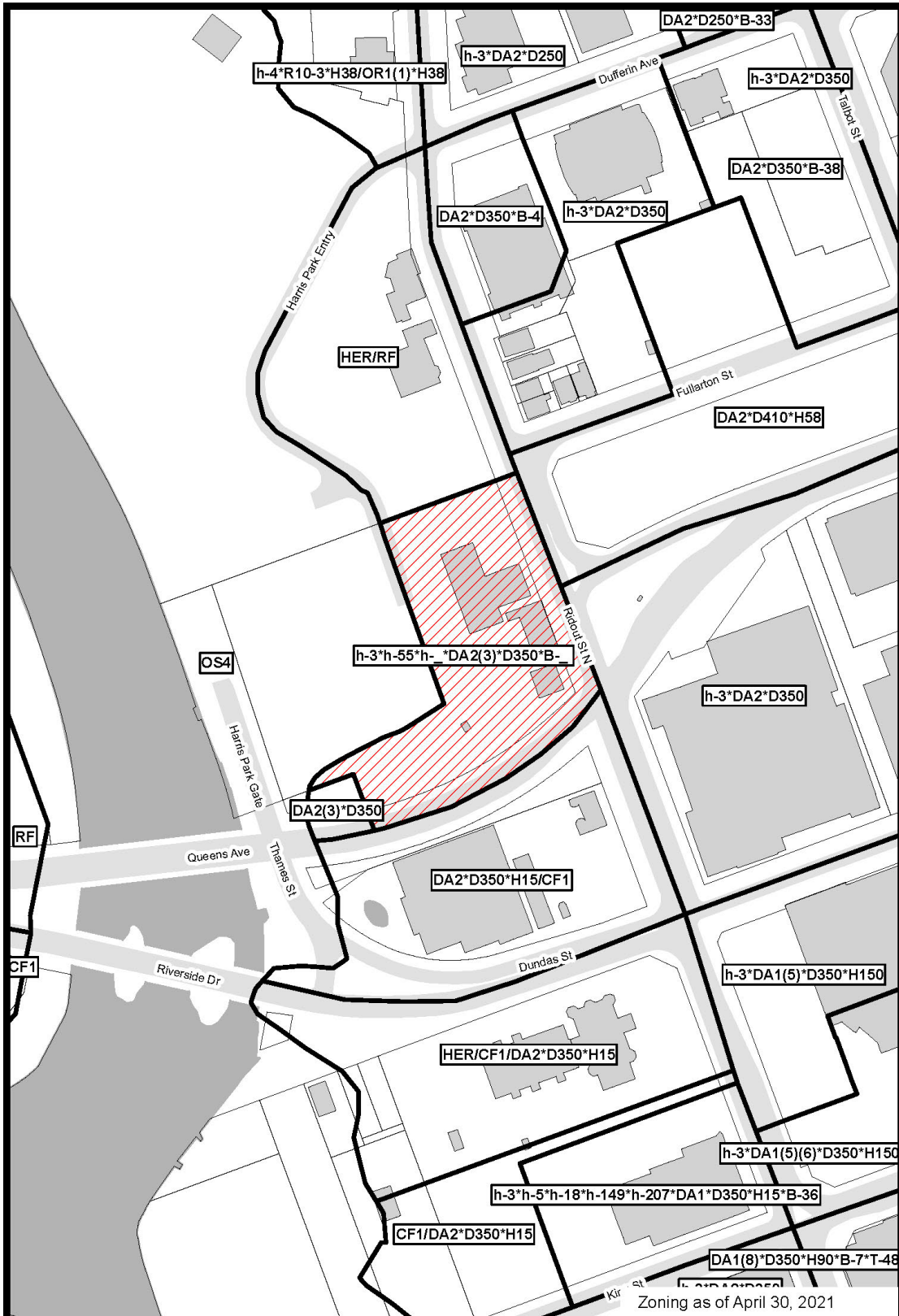
PASSED in Open Council on June 15, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 15, 2021
Second Reading – June 15, 2021
Third Reading – June 15, 2021

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



Zoning as of April 30, 2021

File Number: OZ-9157
 Planner: CM
 Date Prepared: 2021/05/13
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

