

Bill No. 301
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 84-86 St. George and 175-197 Ann Street.

WHEREAS St. George and Ann Block Limited has applied to rezone an area of land located at 84-86 St. George and 175-197 Ann Street, 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;

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 84-86 St. George and 175-197 Ann Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R9 (R9-3*H12) Zone to a holding Residential R10/Convenience Commercial Special Provision Bonus (h-h-41*h-183*h-__*R10-5/CC4(____)*B-__) Zone.
- 2) Section Number 3.8 2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zone:

h-____ 84-86 St. George and 175-197 Ann Street

Purpose: To ensure there are no land use conflicts between the Canadian Pacific Rail corridor and the proposed residential and/or sensitive uses, mitigation measures for safety from possible derailments are required, that effectively integrate into the urban design and heritage resources, as acceptable to the City of London.

Permitted Interim Uses: Existing uses within existing buildings

- 3) Section Number 4.3 4) (Site Specific Bonus Provisions) is amended by adding the following Special Provision:

B-____ 84-86 St. George and 175-197 Ann Street

The Bonus Zone shall be implemented through one or more agreements to facilitate a high-quality development comprised of a mixed-use apartment building with a maximum height of 23 storeys (84m), and a maximum density of 603 units per hectare, which generally implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law and provides for affordable housing.

i) The provision of affordable housing shall consist of:

- A total of thirteen (13) affordable residential rental units, including one (1) studio unit, one (1) one-bedroom unit, five (5) two-bedroom units, and six (6) three-bedroom units.
- 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 of all affordable units.
- Alignment of the bonus to a defined municipal priority – the owner shall be required to enter into a Tenant Placement Agreement with the City.

The following special regulations apply within the bonus zone:

- a) Regulations
 - i) Front and Exterior Side Yard Depth (Minimum) 0m (0 ft)
 - ii) Rear and Interior Side Yard Depth (Minimum) 0m (0 ft)
 - iii) Landscape Open Space (Minimum) 0%
 - iv) Lot Coverage (Maximum) 97%
 - v) Height (Maximum) 23 storeys or 84m (275ft) whichever is less
 - vi) Density (Maximum) 603 Units Per Hectare
 - vii) Parking Spaces for all uses (Minimum) 180

3) Section Number 29.4 e) of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

CC4() 84-86 St. George and 175-197 Ann Street

- a) Additional Permitted Uses
 - i) Craft brewery
 - ii) Restaurant
- b) Regulations:
 - i) Gross Floor Area for any permitted use (maximum) 500 m² (5,381sq ft)

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.

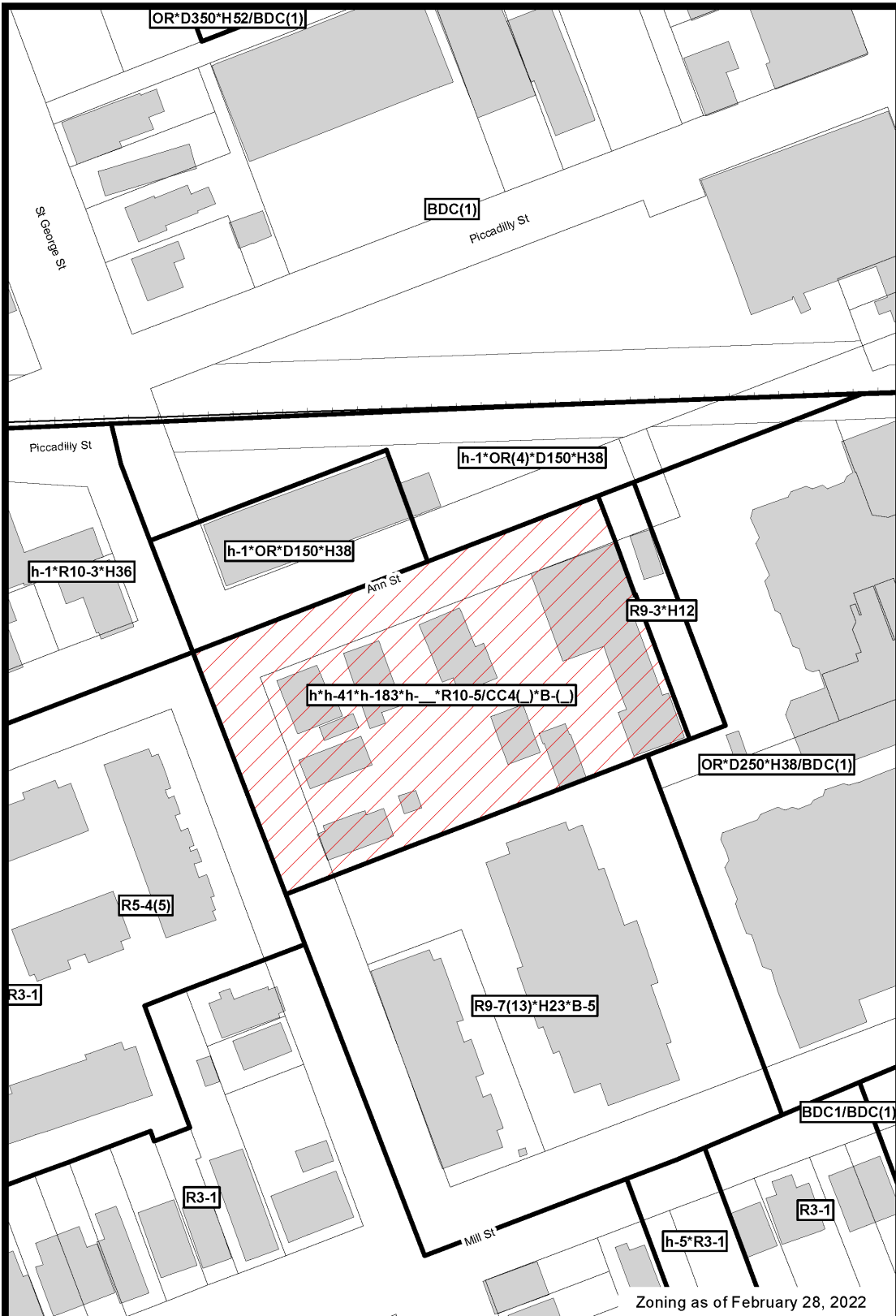
PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

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



File Number: OZ-9127
 Planner: SW
 Date Prepared: 2022/03/29
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

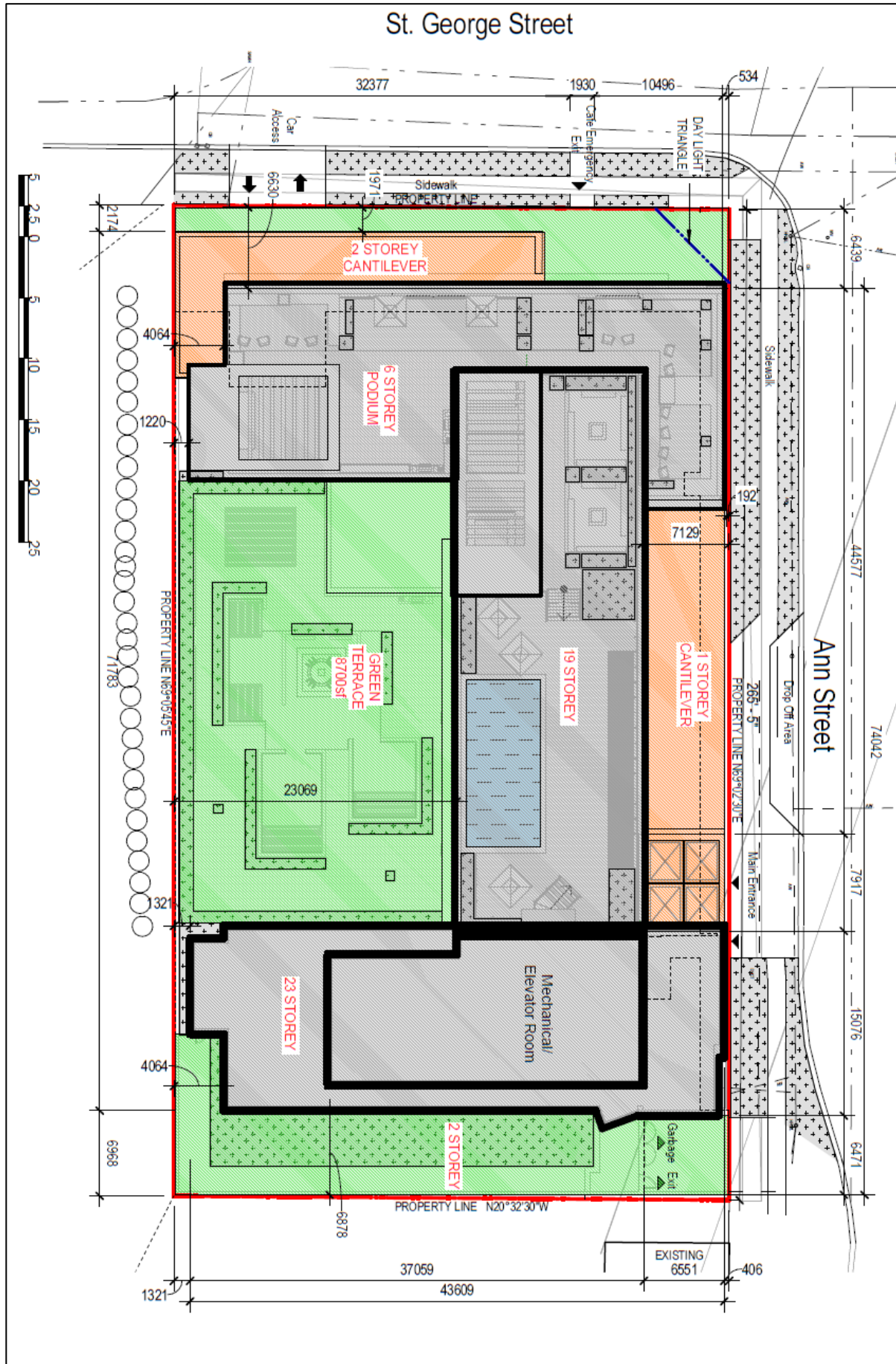
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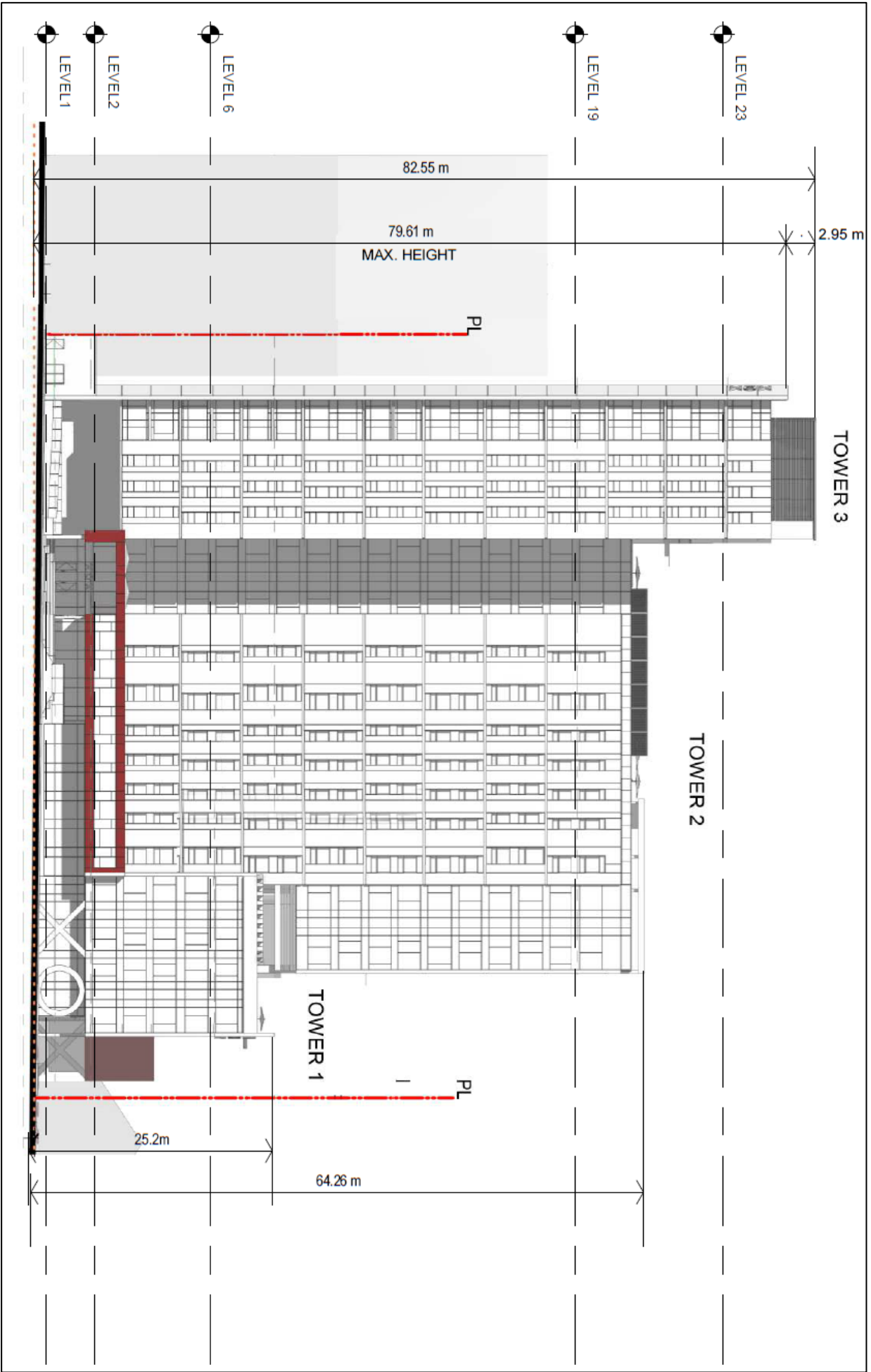
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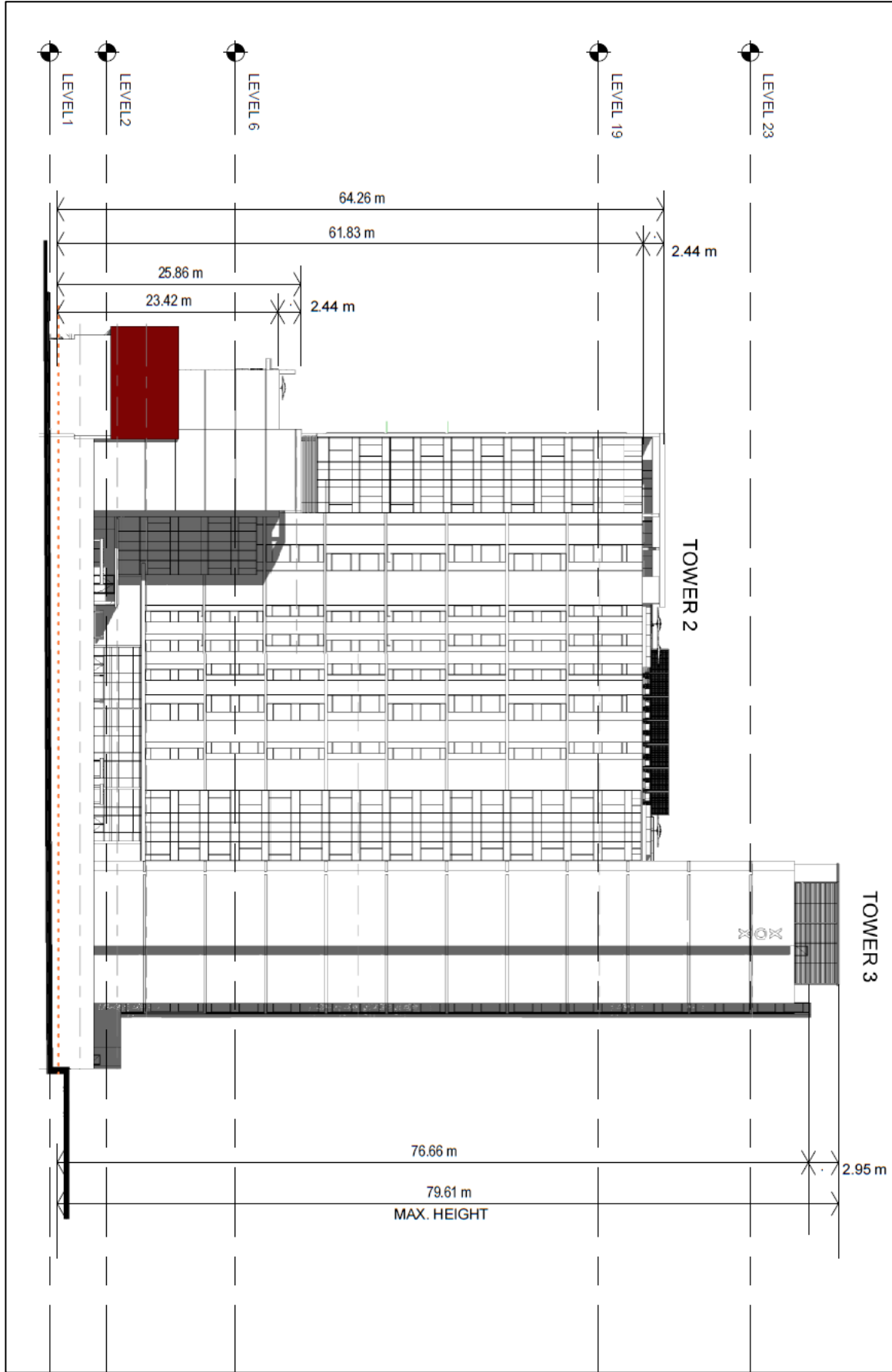
Schedule 1

Site Plan

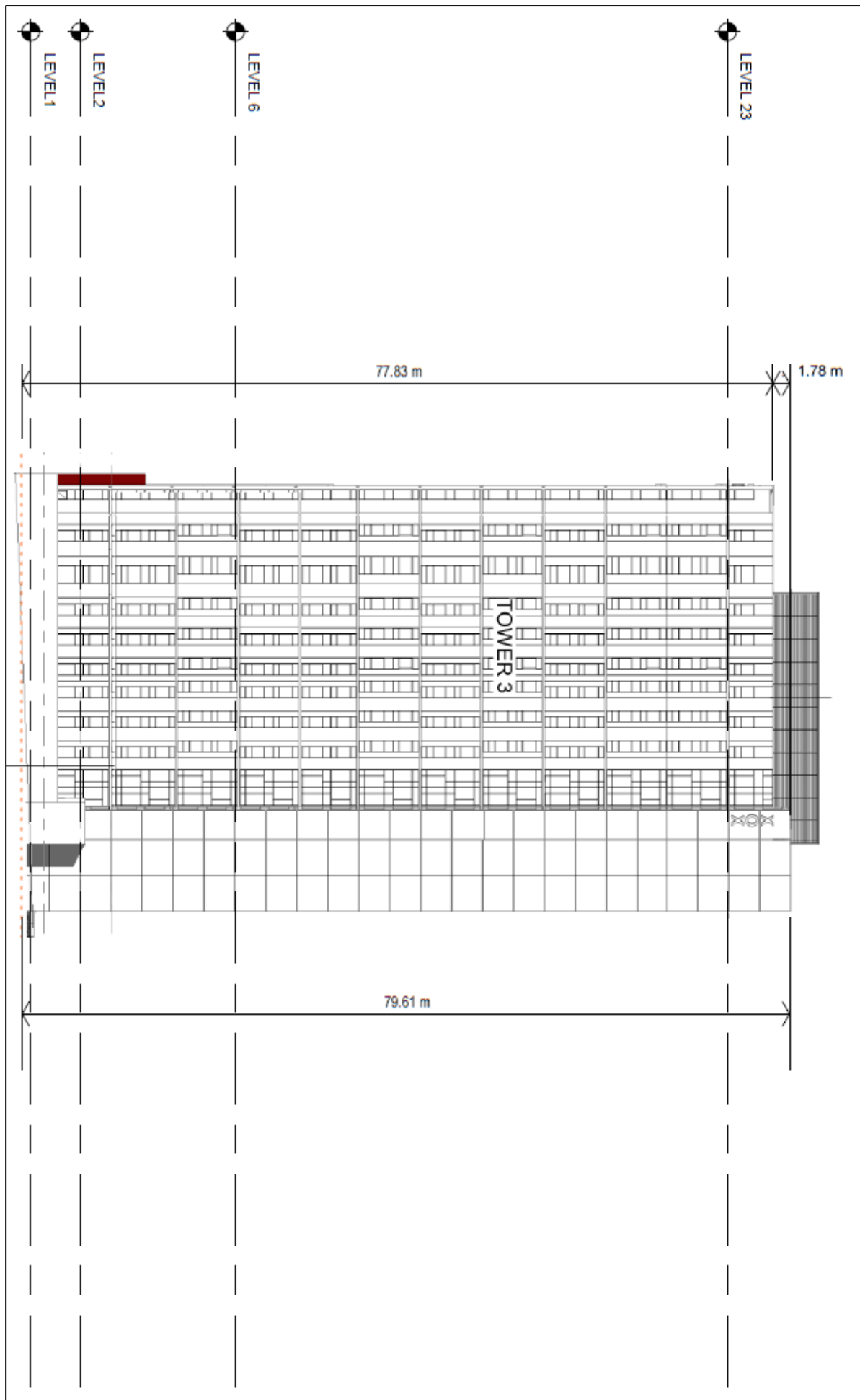




South Elevation



East Elevation



West Elevation

