

Bill No. 302
2022

By-law No. Z.-1

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 599-601 Richmond Street.

WHEREAS Westdell Development Corporation has applied to rezone an area of land located at 599-601 Richmond Street, as shown on the map attached to this by-law, as set out below;

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 599-601 Richmond Street, as shown on the attached map comprising part of Key Map No. A101, from a Business District Commercial Special Provision (BDC(1)) Zone to a Business District Commercial Special Provision Bonus (BDC(1)*B-__) Zone;
- 2) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B-__ 599-601 Richmond 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 eight (8) storeys, and a maximum density of 519 units per hectare, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule "1" to the amending by-law and provides for the following:

- a) Exceptional Building Design
 - A built form located along Central Ave that establishes a built edge with primary building entrance, street-oriented units and active uses along this frontage;
 - Treatment of the first two-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
 - A contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
 - A variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and
- b) Provision of Affordable Housing
 - A total of two 1-bedroom residential units and two 2-bedroom residential units will be provided for affordable housing;
 - Rents not exceeding 85% 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 set at 50 years from the point of initial occupancy;
 - The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
 - These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

Existing Building

- a) Permitted Uses:
Existing two residential units and 180 m² of ground floor commercial
- b) Regulations:
 - i) Front Yard Setback (Minimum) 0.0 metres
 - ii) Exterior Side Yard Setback Abutting a residential zone (Minimum) 0.0 metres

Proposed Building

- a) Regulations:
 - i) Exterior Side Yard Setback 1st and 2nd storey (Minimum) 0.0 metres
 - ii) Exterior Side Yard Setback For pedestrian entranceways (Minimum) 0.5 metres
 - iii) Exterior Side Yard Setback Above 2nd storey (Minimum) 1.0 metres
 - iv) Rear Yard Depth Abutting a residential Zone (Minimum) 6.0 metres
 - v) Total Parking Spaces (Minimum) 6 spaces
 - vi) Density (Maximum) 519 units per hectare
 - vii) Height (Maximum) 8-storeys(28m)
 - viii) Ground Floor Commercial for 2 commercial retail units (Maximum) 270m²
 - ix) Lot Coverage (Maximum) 100%

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.

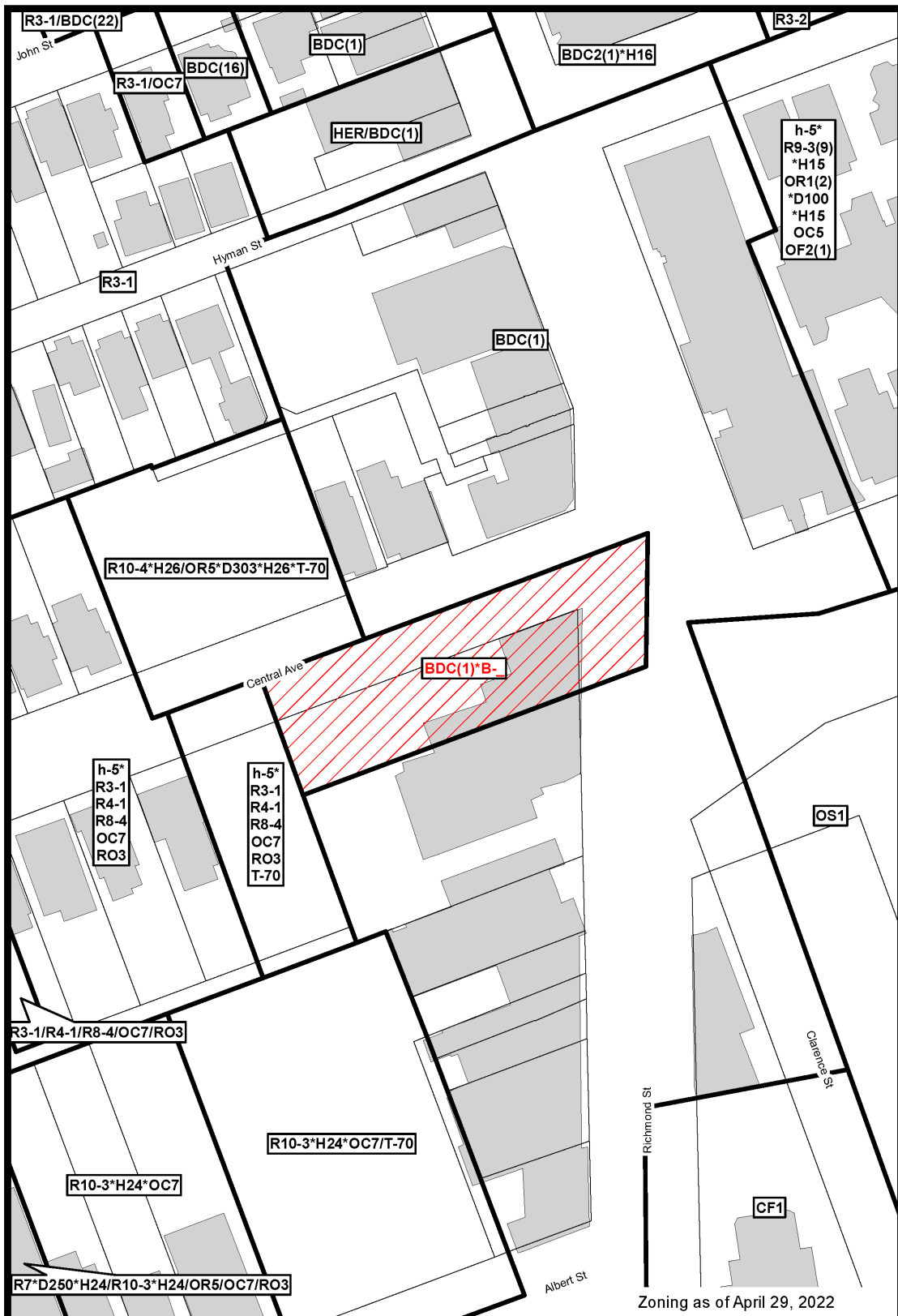
PASSED in Open Council on July 5, 2022

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: Z-9367
 Planner: AR
 Date Prepared: 2022/05/30
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



Schedule "1"





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No.	REV.	DATE	DESCRIPTION
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3	03	15/01/2024	REVISIONS TO PERMITTING
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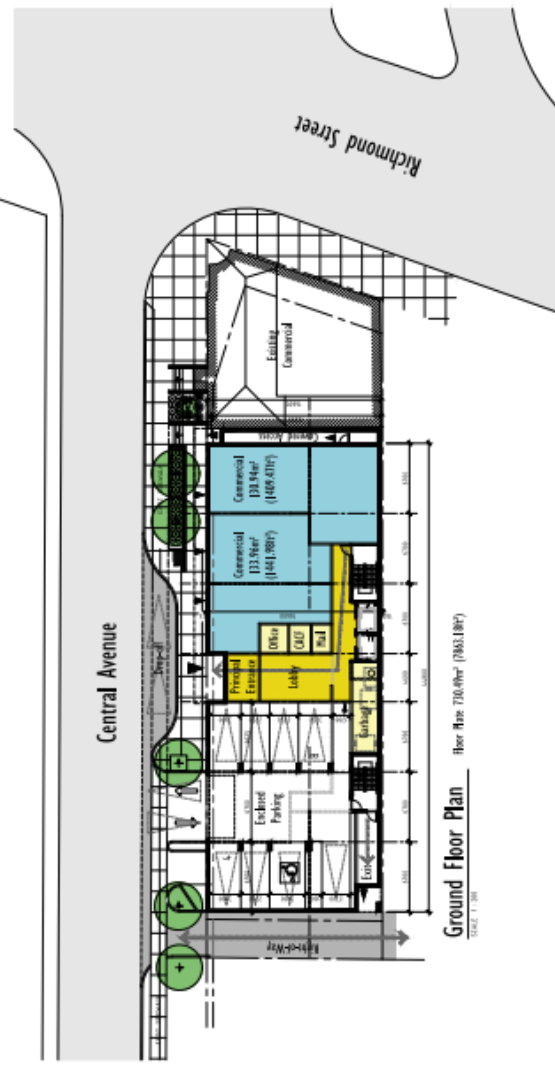
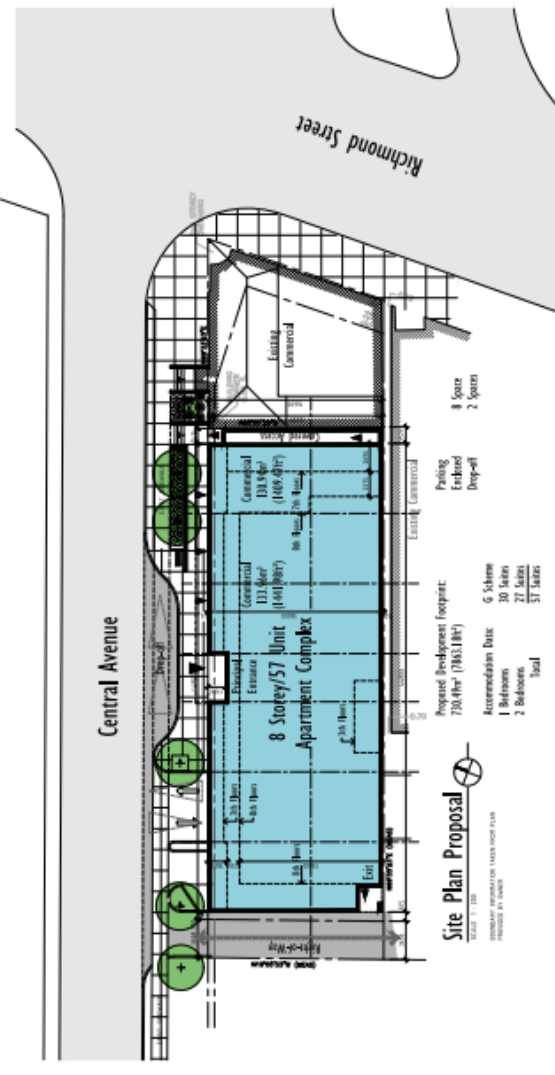
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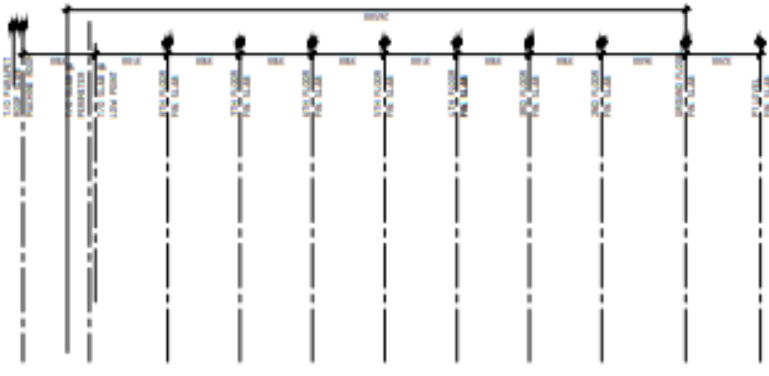
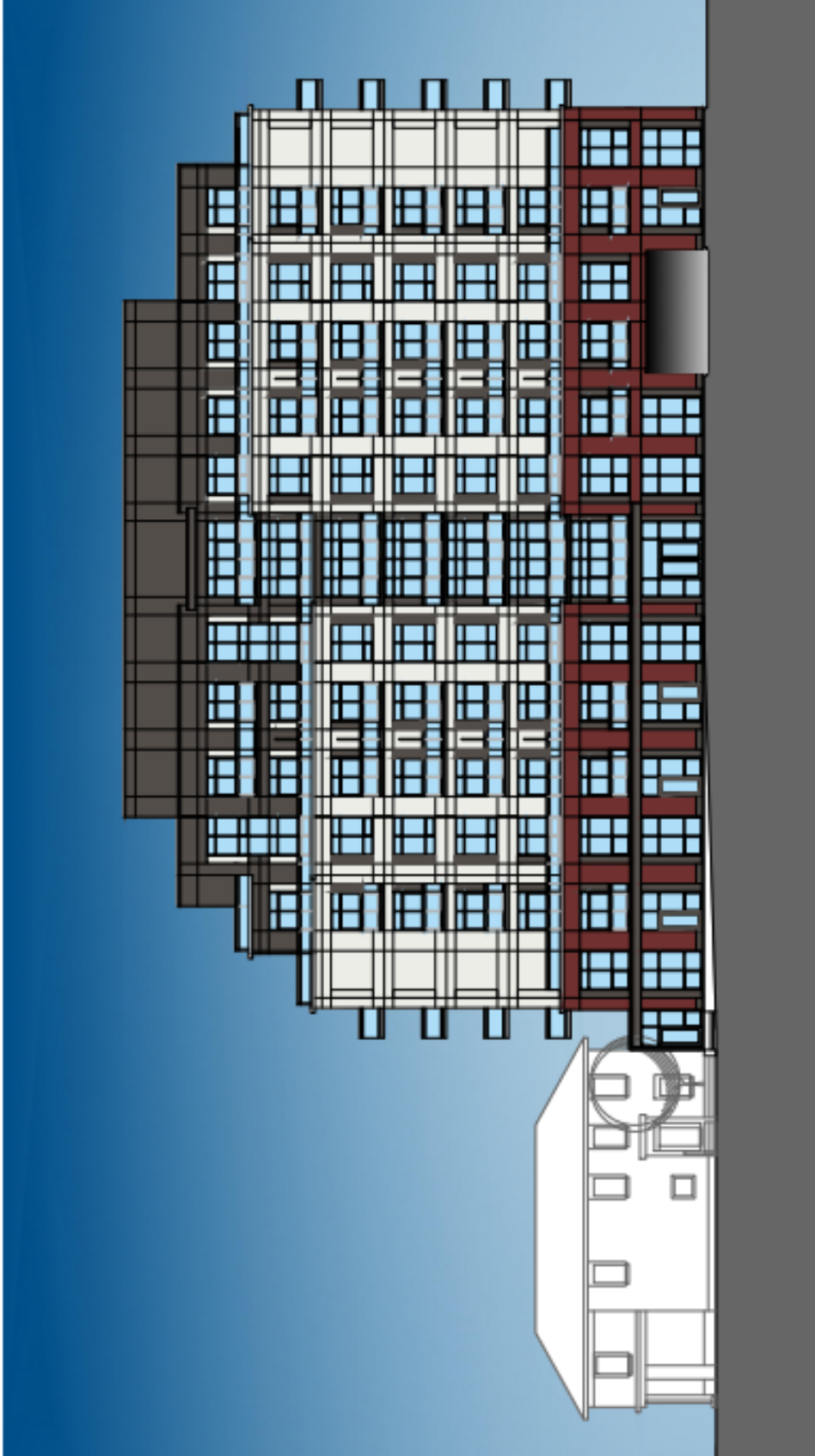


Westdell
 Development Corp.
 701 RICHMOND ST., LONDON, ON
 PROJECT NAME
 599 RICHMOND ST.,
 SCHEME G
 RESIDENTIAL TOWER
 PROPOSAL
 LONDON, ONTARIO
 DRAWING NO.
 PRELIMINARY SITE
 PLAN, GROUND
 FLOOR PROPOSAL

DATE: 15/01/2024
 SCALE: 1:100
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NO.: 2024-001
 PROJECT NAME: 599 RICHMOND ST. SCHEME G RESIDENTIAL TOWER PROPOSAL

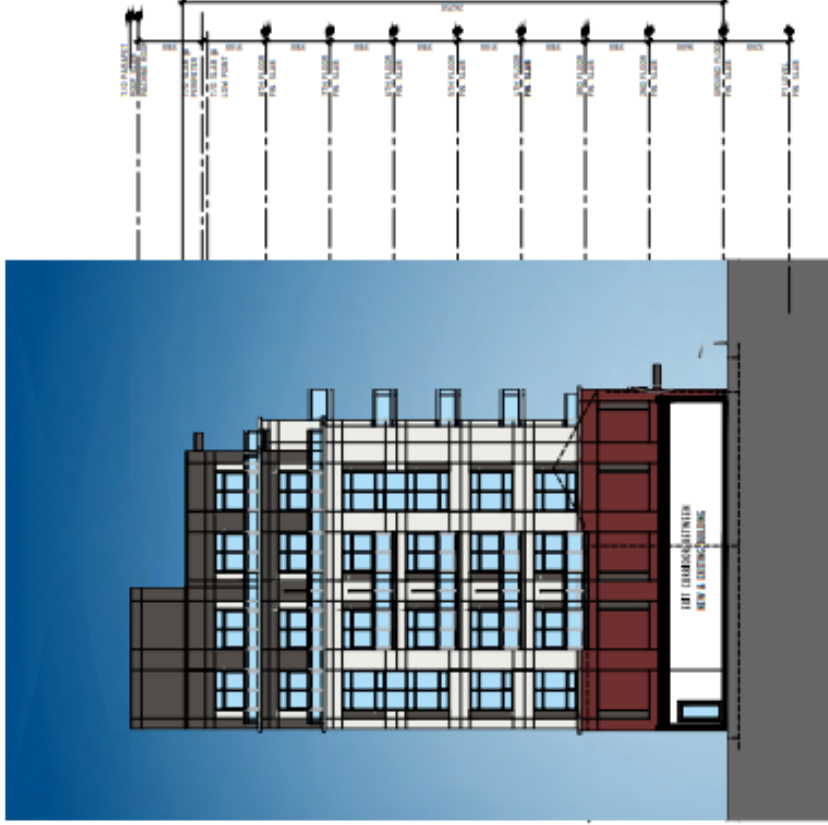
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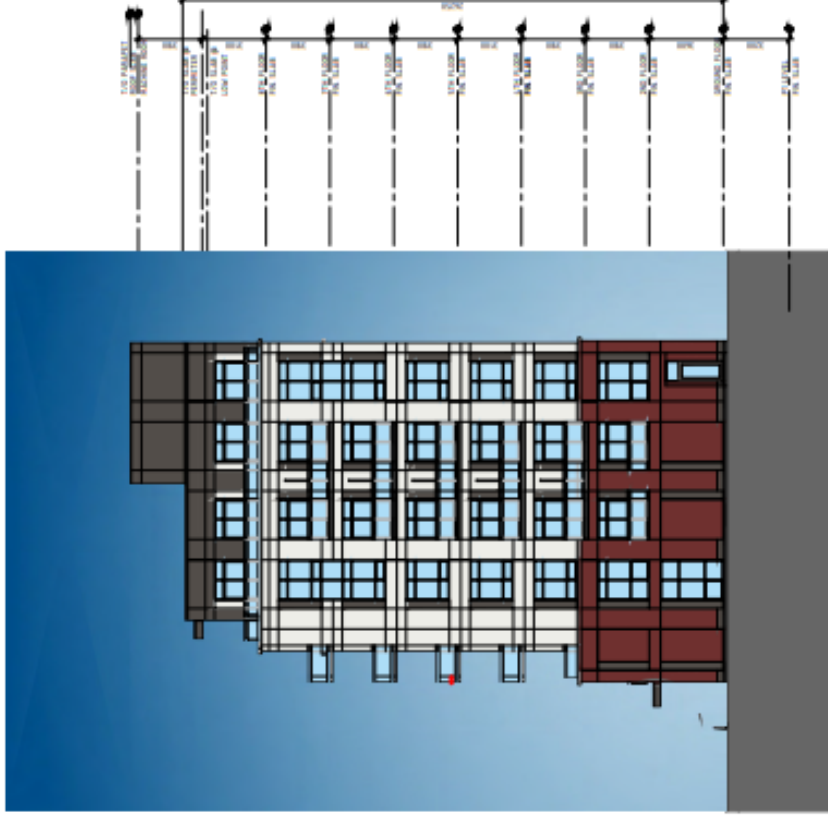
North Elevation Proposal

March 26, 2022



East Elevation Proposal

March 16, 2022



West Elevation Proposal

March 16, 2022