

Bill No. 352
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 1737 Richmond Street.

WHEREAS Richmond Hyland Inc. c/o Westdell Development Corporation has applied to rezone an area of land located at 1737 Richmond 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 1737 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, from an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone to a Business District Commercial Special Provision Bonus (BDC1()*B-) Zone.
- 2) Section Number 4.3 4) of the General Provisions is amended by adding the following Special Provision:

B-__ 1737 Richmond 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 22 storeys (80m), and a maximum density of 571 units per hectare, which generally implements the Site Plan, Renderings, Elevations and Views attached as Schedule "1" to the amending by-law, and will also implement the following outstanding design criteria:

- 1) Additional Building and Site Design Requirements
 - i) Reduce the high-rise portion (above 8 stories) as a slender tower (maximum floor plate size of up to 1000 square meters within a 1.5:1 length: width ratio) in order to reduce any possible "slab-like" appearance, shadow impacts, obstruction of sky views and to be less imposing on neighbouring properties and public spaces.
 - ii) Articulate the podium facades particularly on the east and west facades with recesses, projections, balconies and terraces, alternating brick tones, fenestration to provide depth and variation in the built form and to enhance the pedestrian environment and break up the massing.
 - iii) Reduce the blank wall facades on the west elevation ground level facing North Centre Road. Increase visual interest through the use of increased glazing, public wall art, or additional door access. Provide windows for clear sight lines facing North Centre Road from the section of abutting parking garage where the accessibility parking space is located.
 - iv) Provide a separate key access door to the bike storage room facing North Centre Rd for improved bicycle accessibility in and out of the building and improved streetscape activity.
 - v) Connect this separate bike storage entrance to the public sidewalk.
 - vi) Utilize a decorative or public art wall feature and treatment to address the southwest corner and provide visual interest while

breaking up the podium massing and establishing a sense of place through this unique feature.

2) Provision of Affordable Housing

- i) A total of 22 units based on 10% of the “lift” of the number of units beyond 150 units per hectare (based on 297 total units) be dedicated to affordable rental housing in exchange for the granting of increased height and density. The mix of the dedicated affordable rental units should be reflective of the unit mix for the 22-storey apartment building.
- ii) The affordable housing units should be evenly distributed throughout the individual buildings to the greatest extent possible.
- iii) 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.
- iv) The duration of affordability set at 50 years from the point of initial occupancy.
- v) 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:

a) Prohibited Uses:

- i) Commercial parking lots and commercial parking structures;
- ii) Uses with drive-through facilities.

b) Regulations:

- i) All permitted commercial/office or community facility uses within the BDC 1 Zone, limited to the first and second floor of an apartment building.
- ii) Height (Maximum) 22 storeys or 80m (315 ft) whichever is less
- iii) Density (Maximum) 571 units per hectare
- iv) Front Yard Depth (Minimum) 1.8 metres (3.3 feet) (floors 1-2)
0 metre setback (floors 3-6)
4.5 metre setback (14.8 feet) (floors 7-22)
- v) Exterior Side Yard Depth (Minimum) 4.0 metres (13.1 feet)
- vi) Lot Coverage (Maximum) 69%
- vii) Landscape Open Space (Minimum) 16%
- viii) Gross floor area for commercial/office (Minimum) 2110 square metres (9816.7 square feet)

- ix) Parking (Minimum) 320 spaces
- x) Balconies on Apartment Building Setback (Minimum) 0 metres

3) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC1() 1737 Richmond Street

a) Prohibited Uses:

- i) Commercial parking lots and commercial parking structures;
- ii) Uses with drive-through facilities.

b) Regulations:

- i) All permitted commercial/office or community facility uses within the BDC1 Zone, limited to the first and second floor of an apartment building.
- ii) Front Yard Depth (Minimum) 1.0 metres (3.3 feet)
- iii) Height (Maximum) the lesser of 45.0 metres, or 15 storeys
- iv) Density (Maximum) 150 units per hectare

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.

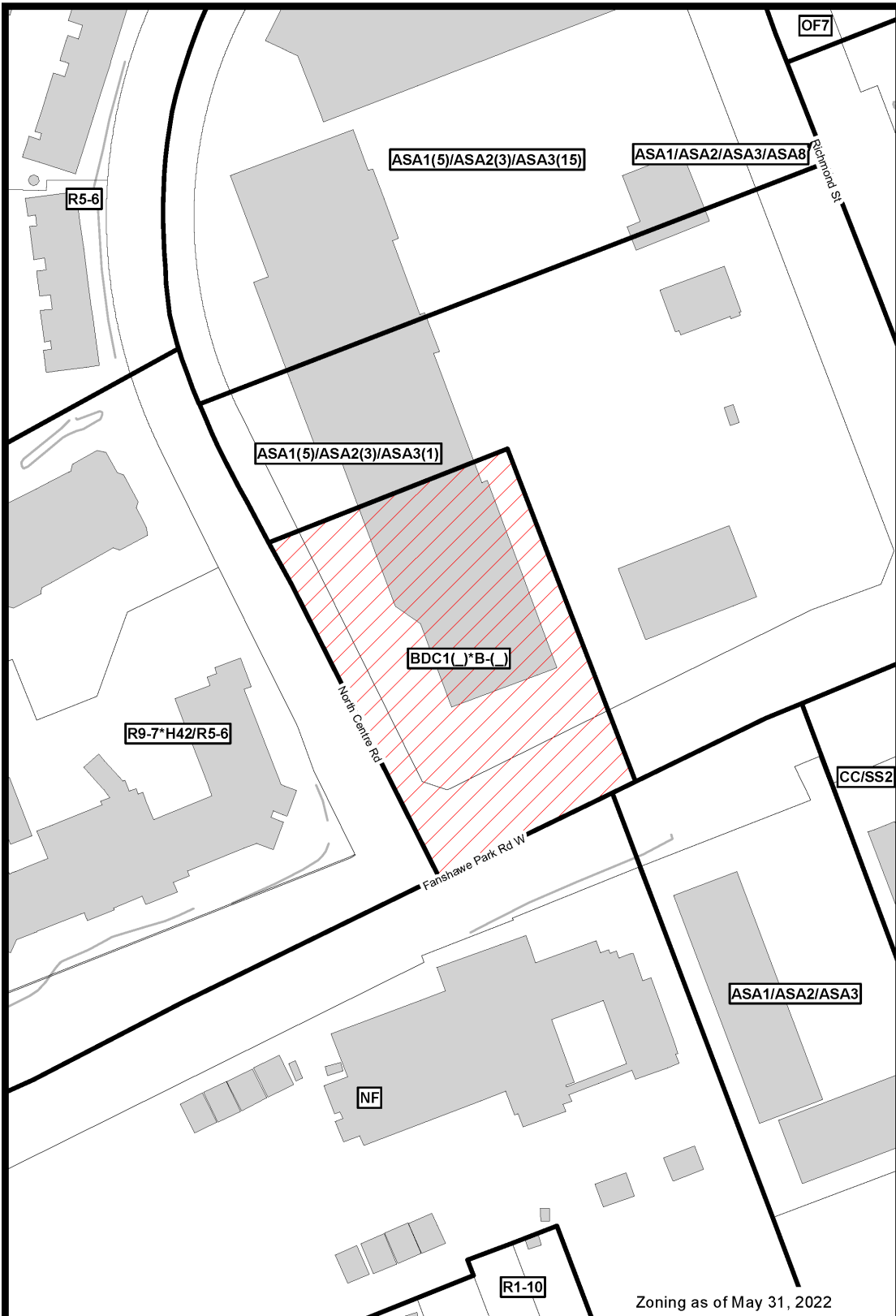
PASSED in Open Council on September 6, 2022


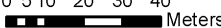

Ed Holder
Mayor

Michael Schulthess
City Clerk

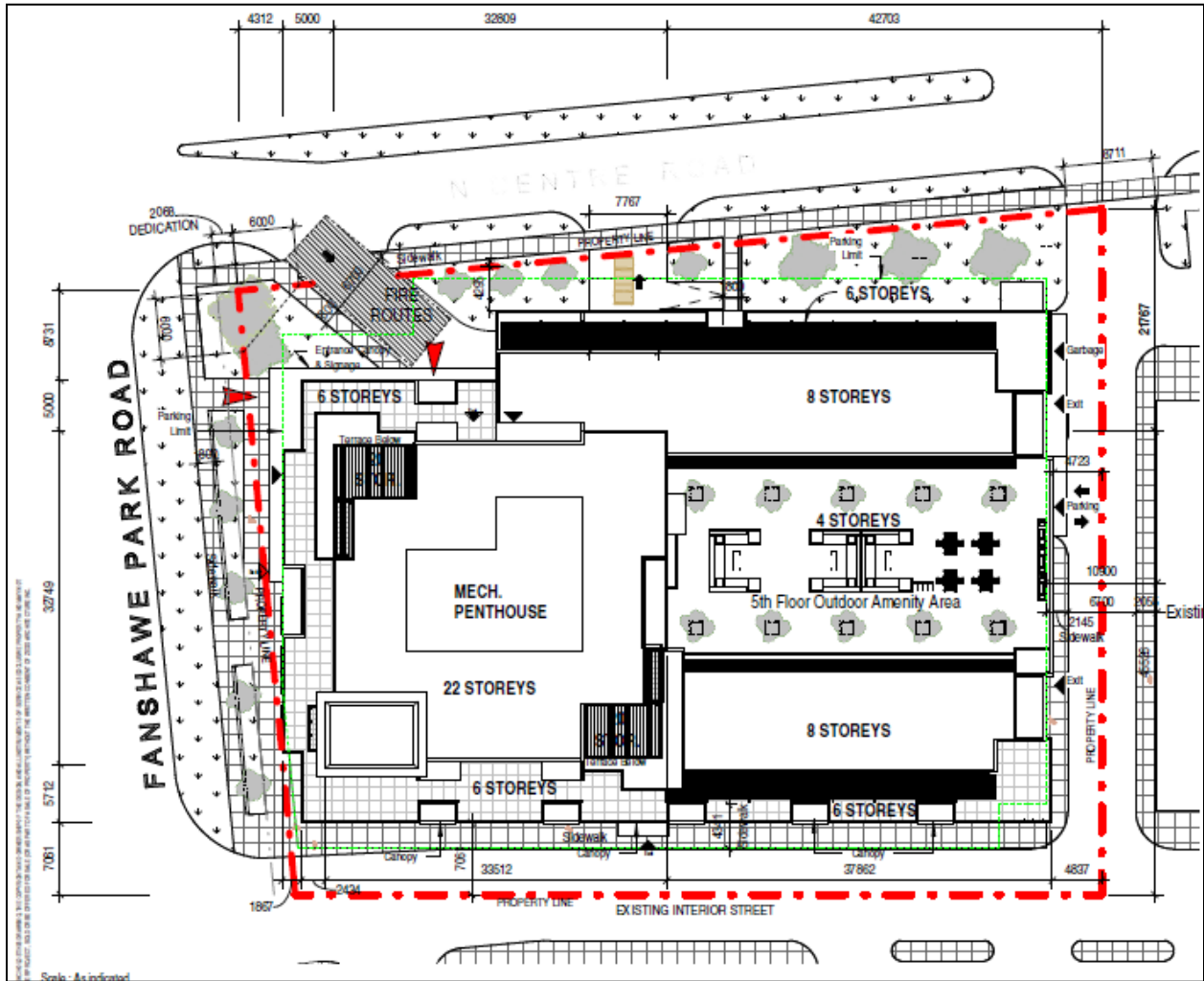
First Reading – September 6, 2022
Second Reading – September 6, 2022
Third Reading – September 6, 2022

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

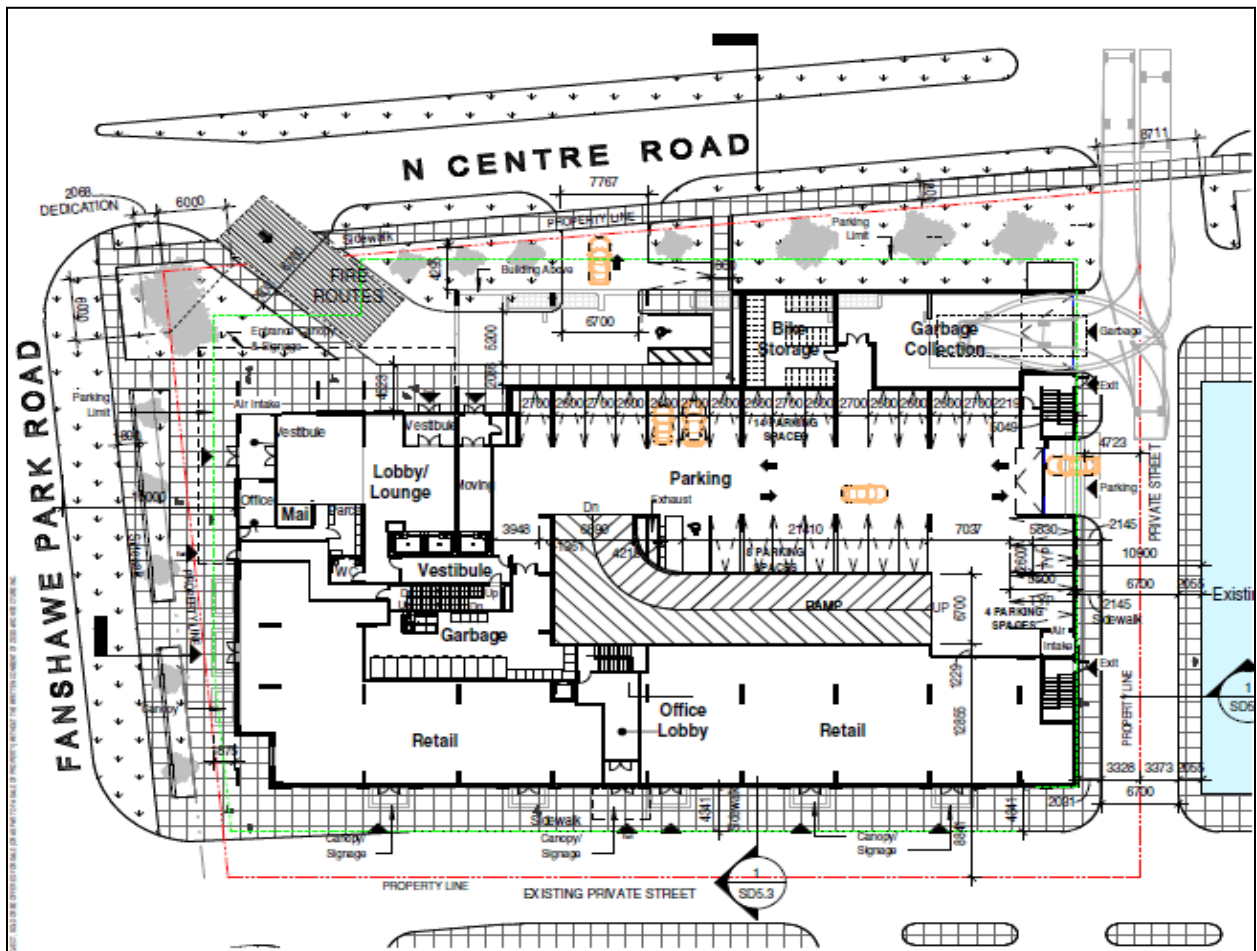


<p>File Number: OZ-9470 Planner: NP Date Prepared: 2022/07/11 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40  Meters</p> <p></p>
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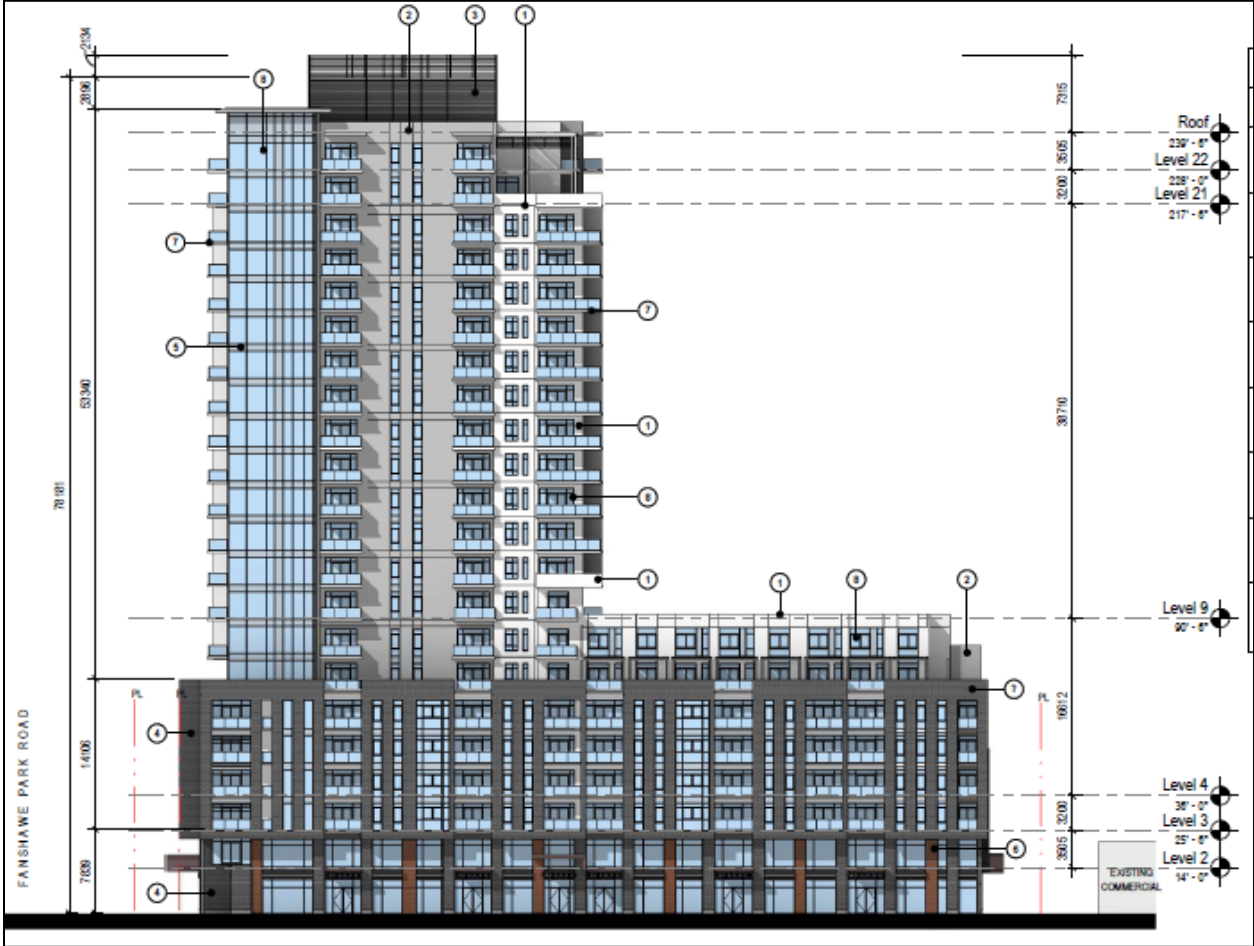
Schedule "1"



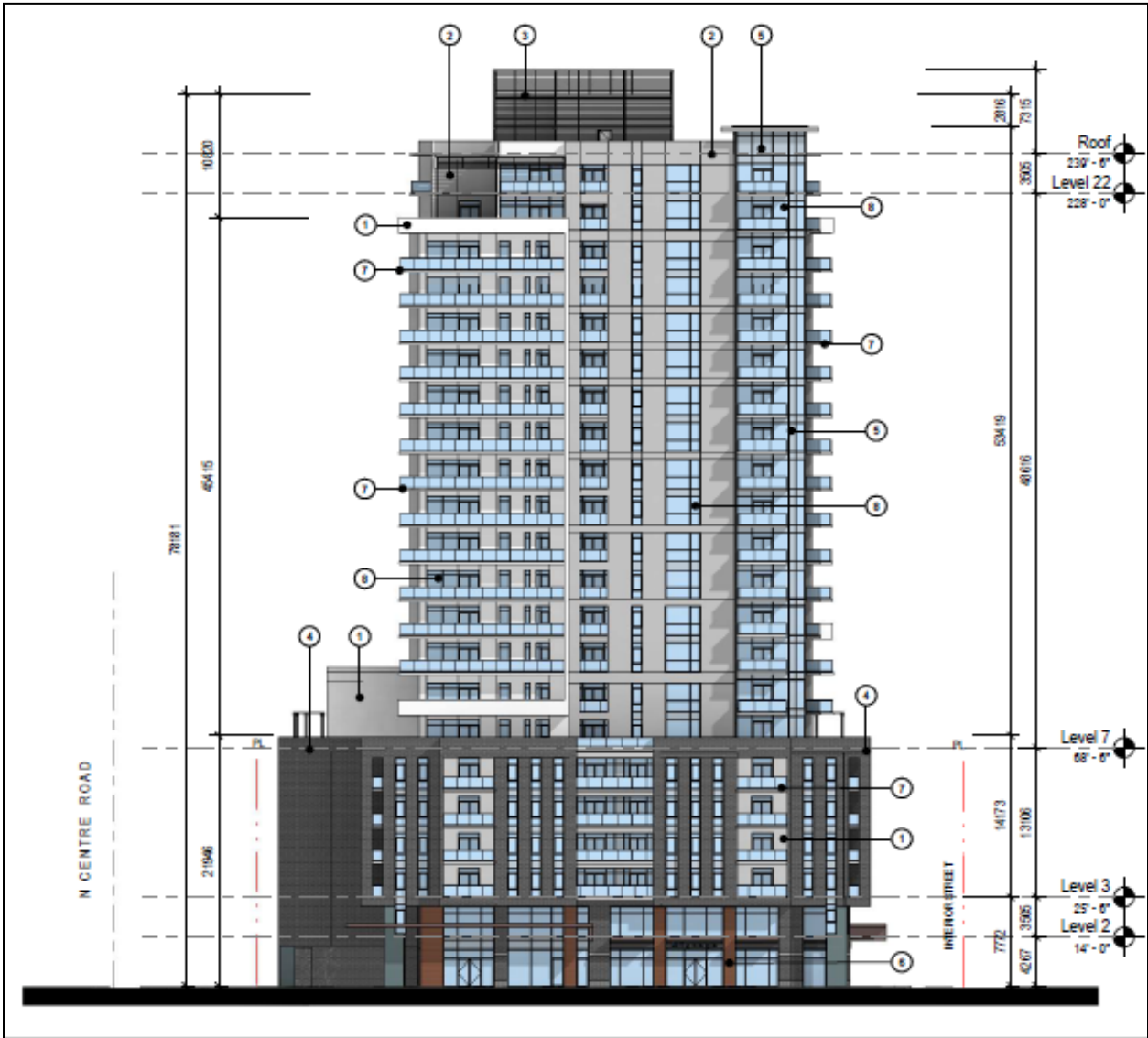
Site Plan



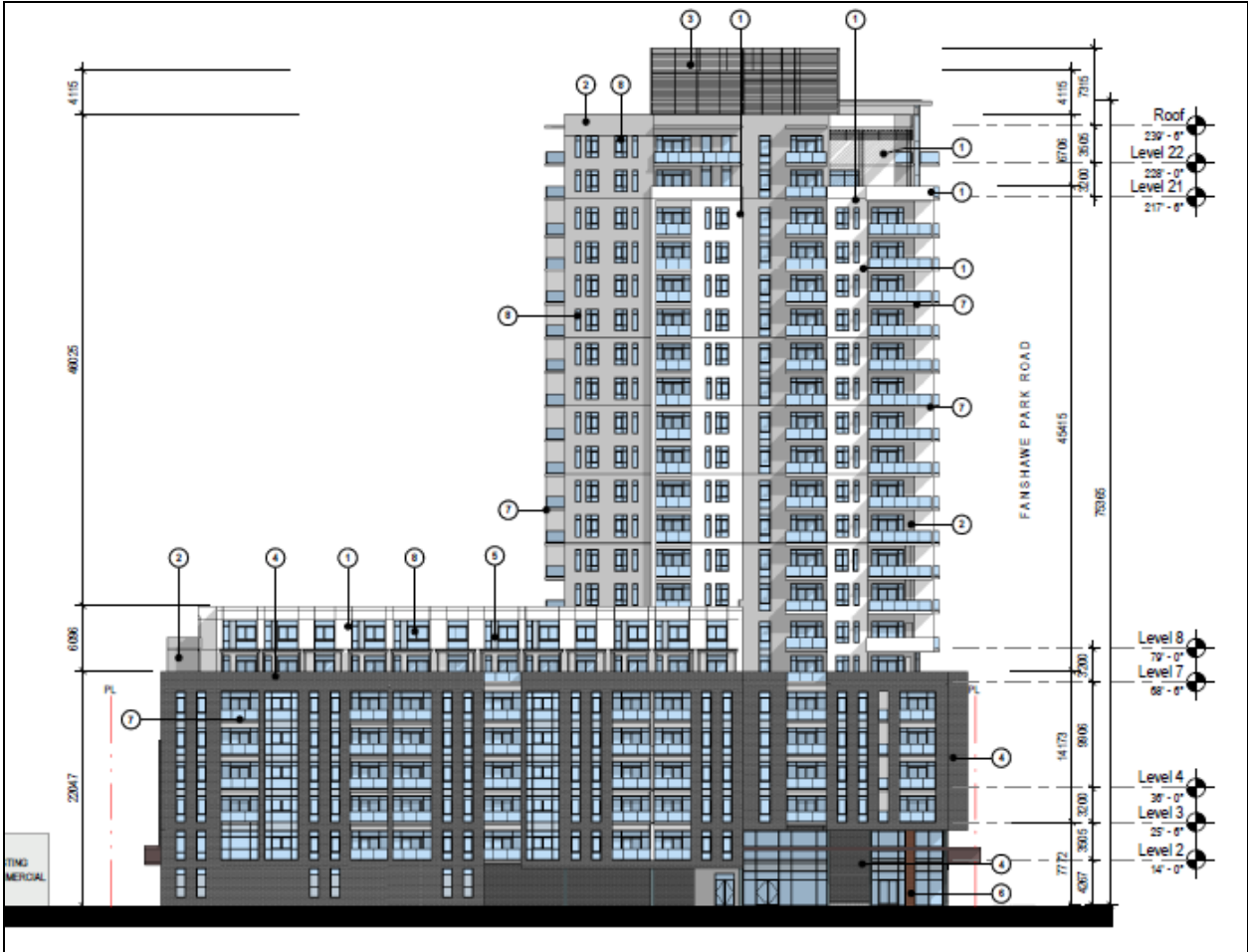
Site Plan 1st Floor



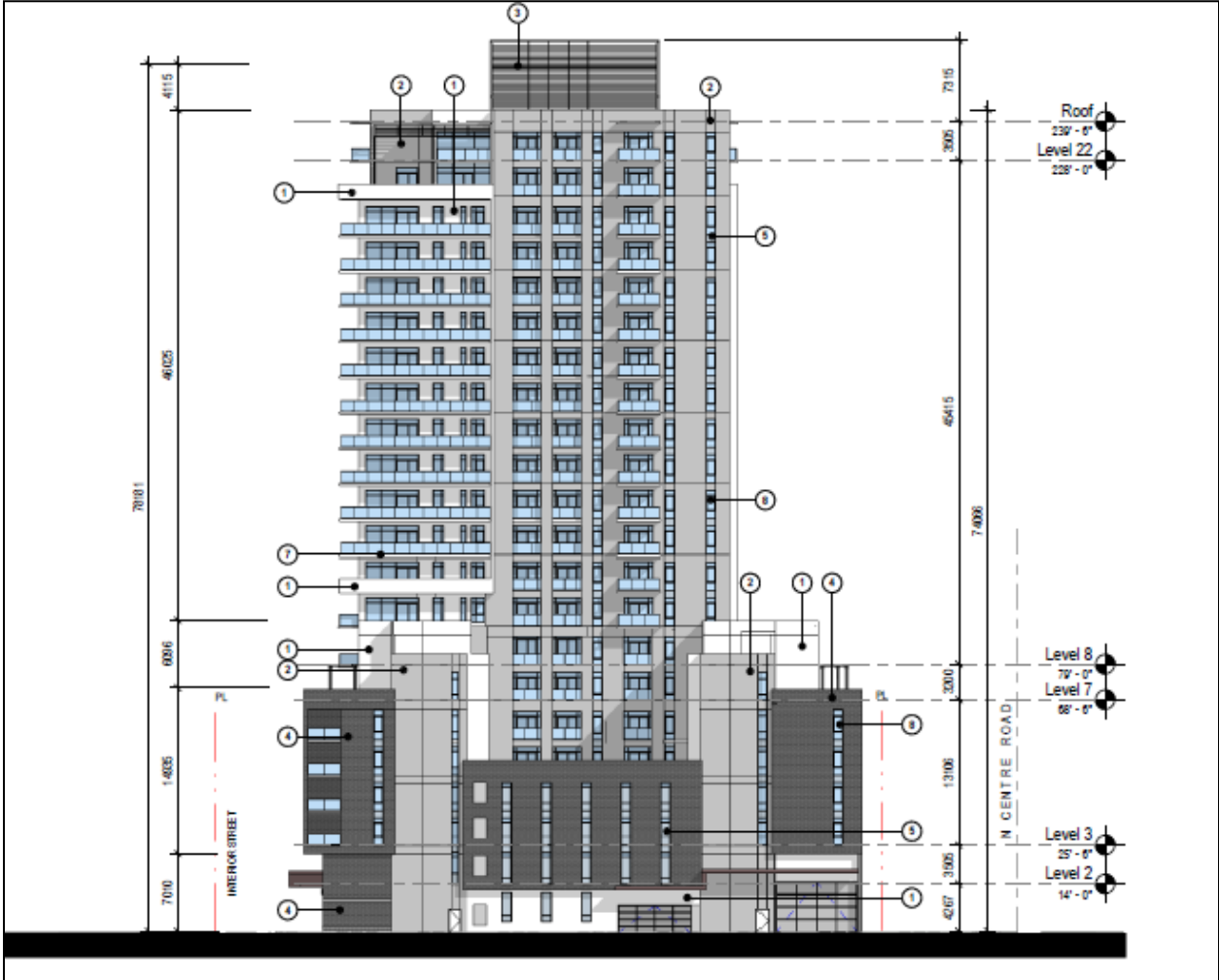
East Elevation



South elevation



West elevation



North elevation



Rendering - Southwest corner



Rendering - South view along Fanshawe Park Road



Rendering - Northeast Corner



Rendering - Southeast corner



Rendering - Northwest corner



Rendering - Fanshawe Park Road detail



Rendering – private drive east side view



Rendering - Southwest corner entrance view



Rendering - Northeast view



Rendering - Interior courtyard



Rendering - Interior courtyard looking north