

Bill No. 354
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 1067, 1069, 1071 Wellington Road.

WHEREAS Century Centre Developments Inc. has applied to rezone an area of land located at 1067, 1069, 1071 Wellington Road, 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 1067, 1069, 1071 Wellington Road, as shown on the attached map comprising part of Key Map No. A111, from an Associated Shopping Area (ASA1/ASA3) Zone to a Business District Commercial Special Provision Bonus (BDC(_)*B-__) Zone.
- 2) Section Number 4.3 4) of the General Provisions is amended by adding the following Special Provision:

B-__ 1067, 1069, 1071 Wellington Road

The Bonus Zone shall be implemented through one or more agreements to facilitate a high-quality, mixed-use development of three buildings with 5 towers as follows: a building along Wellington Road with two 27 storey towers; a building along Montgomery Road with a 10 storey tower and a 20 storey tower, a building along Bradley Avenue with a 27 storey tower; and a maximum density of 566 units per hectare (1,272 units). The development will generally implement the Site Plan attached as Schedule "1" to the amending by-law, except where the regulation is more specific, and provide for the following:

1) High Level of Design Standards

The building design and site plan contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design to be implemented through a development agreement:

i) Building Height

Montgomery Road

- a. A building height not exceeding 10-storeys in height for Tower C (currently facing Montgomery Road and the adjacent residential zone).

ii) Minimum Design Standards

Podium Features

- a. Step-back along Wellington Road to enhance a pedestrian oriented street wall;
- b. Use of clear glass material and clear glazing with interior spaces visible from the outdoors, with overhead projecting canopies for all entrances and lining the pedestrian-oriented street wall frontages.

- c. A significant vertical break in the podium along Wellington Road of the building between Towers A and B, to break up the long façade and promote a human scale, pedestrian oriented environment.

Tower Features

- a. Step-back of the towers, from the podium to the greatest extent possible on all street facing facades;
- b. Use of transparent balcony barriers;
- c. Further mitigation of building mass by varying and articulating the plane of all facades.

Building Cap Features

- a. Through Site Plan Review ensure the use of building step-back at the top storey, with mechanical penthouse adequately concealed in the building's top storey.

iii) Site Landscaping

Through Site Plan Review ensure all-season landscaping and foundation planting along any large expanses of walls facing public streets, internal drive aisles, and mid-block connections.

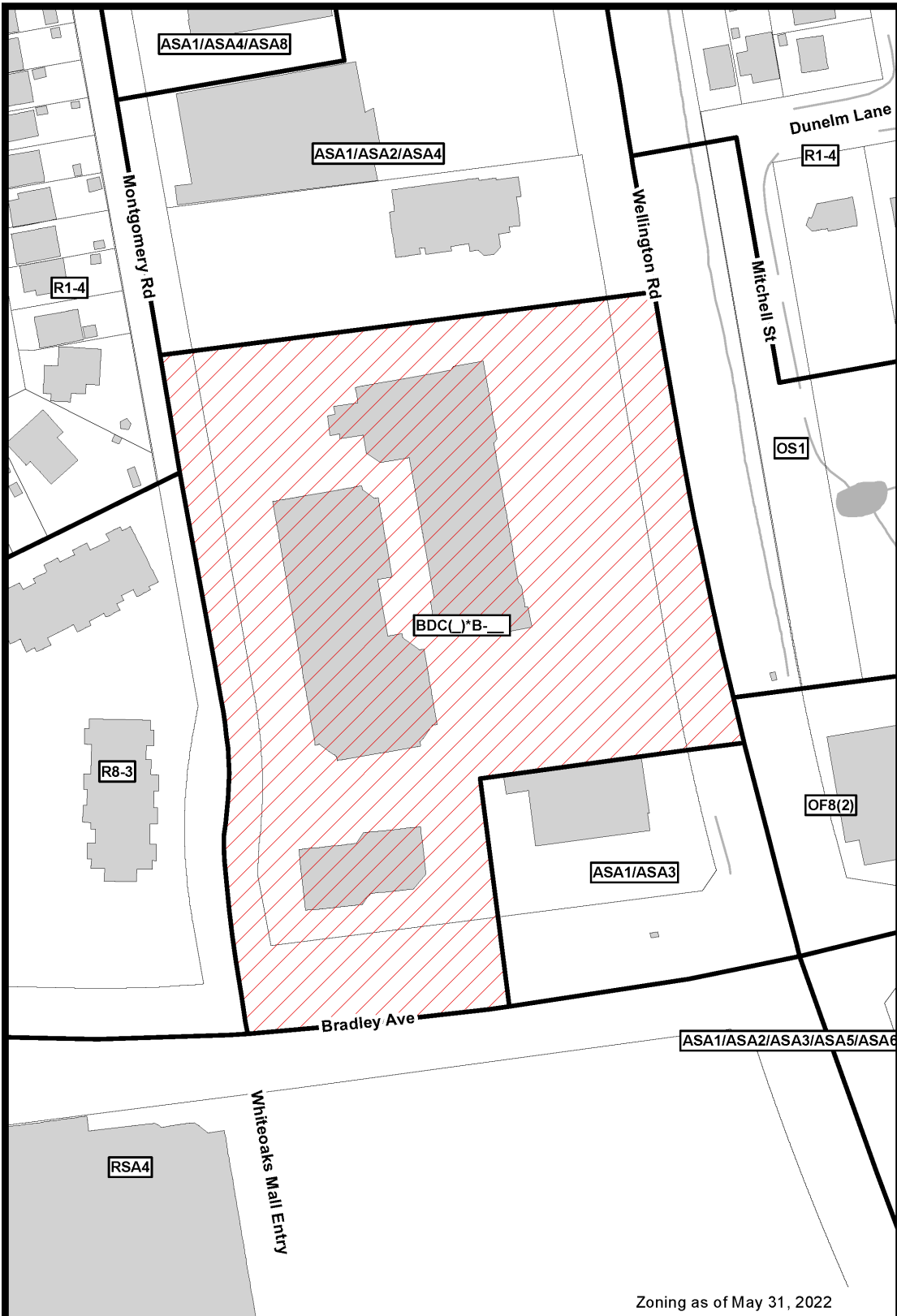
2) Provision of Affordable Housing

- i) 65 affordable housing units will be provided in the development, comprised of:
28 one-bedroom units; and
27 two-bedroom units; and
10 three-bedroom units.
- ii) The affordable housing units to be proportionately distributed among the first three towers constructed and/or occupied, whichever occurs first.
- iii) Rents not exceeding 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the London Census Metropolitan Area (CMA) at the time of building occupancy; where AMR is defined at the one-bedroom, two-bedroom and three-bedroom rate for the London CMA at the time of building occupancy.
- iv) The duration of affordability set at 35 years from the point of initial occupancy of the respective building.
- v) The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations.
- vi) These conditions to be secured through an agreement entered on title with associated compliance requirements and remedies.


The following special regulations apply within the bonus zone:

a)	Regulations	
	i) Height (Maximum)	27 storeys or 96m (315 ft) whichever is less
	ii) Density (Maximum)	566 Units Per Hectare
	iii) Residential Parking Rate (Minimum)	0.4 space per unit
	iv) Commercial and Retail Parking Rate (Minimum)	1 space per 20sqm of gross floor area

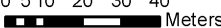
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: O-9263/Z-9264
 Planner: SW
 Date Prepared: 2022/06/27
 Technician: rc
 By-Law No: Z.-1-

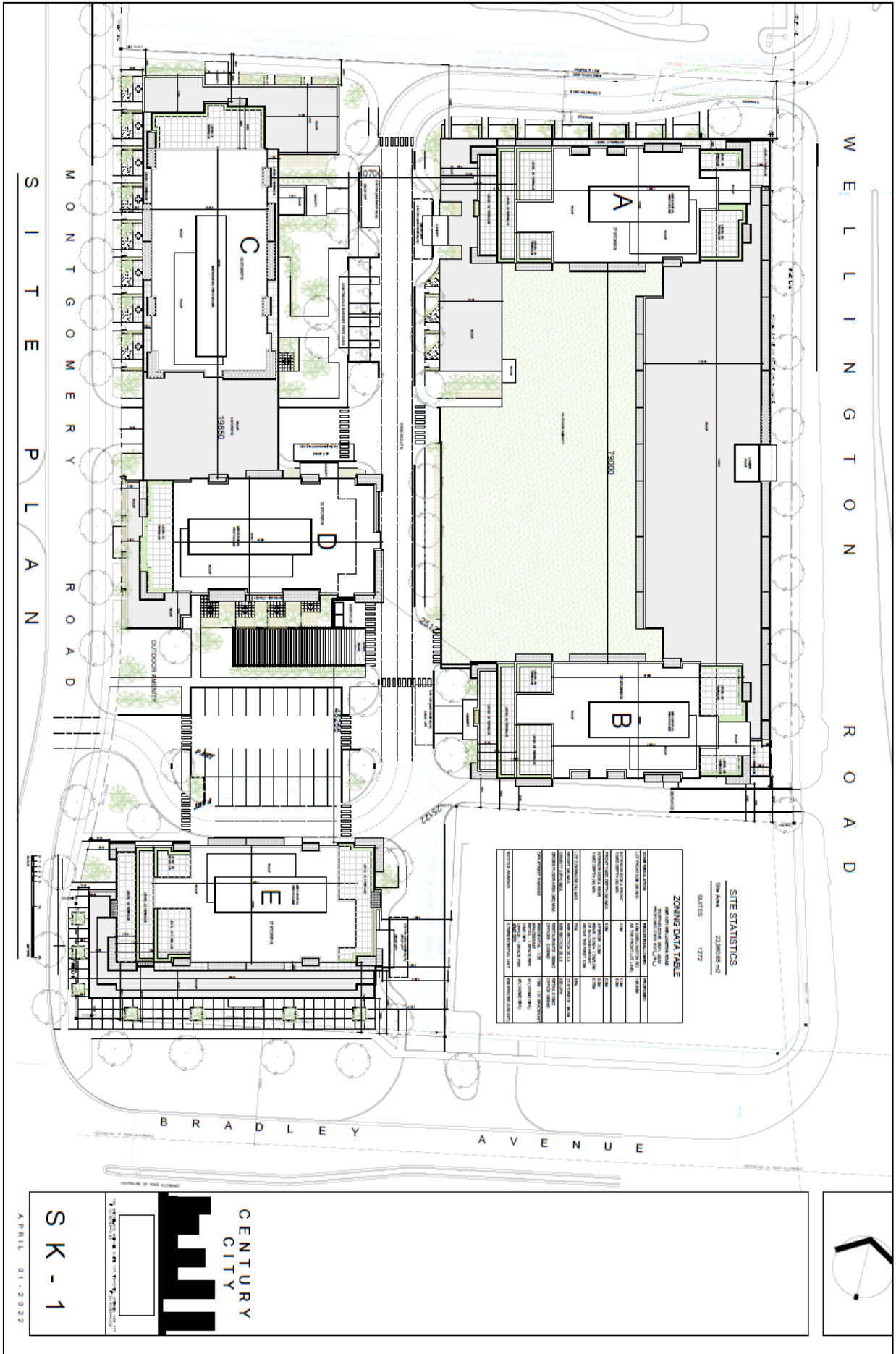
SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters 



Schedule 1



SITE STATISTICS

Site Name: CENTURY CITY
 SITES: 1272

ZONING DATA TABLE

USE: OFFICE BUILDING (B1)

PARAMETER	REQUIREMENT	PROPOSED	COMMENTS
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	
MINIMUM LOT WIDTH	100 FT.	100 FT.	
MINIMUM FRONT SETBACK	10 FT.	10 FT.	
MINIMUM SIDE SETBACK	5 FT.	5 FT.	
MINIMUM REAR SETBACK	5 FT.	5 FT.	
MAXIMUM BUILDING HEIGHT	40 FT.	40 FT.	
MAXIMUM FLOOR AREA RATIO	0.50	0.50	
MAXIMUM GROUND COVER	50%	50%	
MAXIMUM NUMBER OF STORIES	4	4	
MAXIMUM NUMBER OF UNITS	100	100	
MAXIMUM NUMBER OF PARKING SPACES	100	100	
MAXIMUM NUMBER OF DRIVEWAYS	10	10	
MAXIMUM NUMBER OF TRUCK DRIVES	2	2	
MAXIMUM NUMBER OF TRUCK DRIVES PER 100 SQ. FT. OF FLOOR AREA	0.02	0.02	
MAXIMUM NUMBER OF TRUCK DRIVES PER 100 SQ. FT. OF LOT AREA	0.02	0.02	
MAXIMUM NUMBER OF TRUCK DRIVES PER 100 SQ. FT. OF DRIVEWAY AREA	0.02	0.02	
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APRIL 01 - 2022

