

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 135 Villagewalk Boulevard

WHEREAS 2560334 Ontario Limited has applied to rezone an area of land located at 135 Villagewalk Boulevard, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this amendment to the Zoning By-law Z.-1 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 135 Villagewalk Boulevard, as shown on the attached map comprising part of Key Map No. A102, **FROM** a Holding Business District Commercial Special Provision (h-5*h-99*BDC(25)) Zone **TO** a Business District Commercial Special Provision (BDC(25)) Zone.
2. Section Number 25.4 of the BDC Zone is amended by amending the following Special Provisions:

BDC(25) 135 Villagewalk Boulevard

a) Permitted Uses:

- i) All uses permitted in the BDC1 and BDC2 zones
- ii) Commercial schools
- iii) Convenience service establishments
- iv) Patient testing center laboratories
- v) Private schools
- vi) Stacked Townhouses
- vii) Supermarkets
- viii) A maximum of two (2) Drive-through facilities are permitted
- ix) Any or all of the permitted uses are permitted on the first floor of Apartment Buildings, including dwelling units
- x) Offices and Personal Service Establishments permitted on the first floor of Stacked Townhouses

b) Regulations:

- i) Lot Frontage (Minimum): 8.0 metres
- ii) Exterior Side, Interior Side, Rear Yard & Front Yard Depth (Minimum): 0.0 metres
- iii) Density (Maximum): 125 units per hectare
- iv) Building Height ((Maximum) – Notwithstanding section 4.9 of the Zoning By-law Z-1, rooftop amenity areas and any access areas shall also be included within the height exemption
 - Apartment Buildings: The lesser of 10 storeys or 40.0 metres
 - All Other Buildings: 16.0 metres
- v) Setback for Residential Uses from the centreline of the Imperial Oil Pipeline Easement (Minimum): 20.0 metres

- vi) Gross Floor Area (m²) (Maximum)
 - All Retail Uses: 16,000m²
 - All Office Uses: 10,000m²
 - Individual Office Uses: 5,000m²

- 3. 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.

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.

PASSED in Open Council on November 7, 2023