

Bill No. 409
2023

By-law No. Z.-1-23_____

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. 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.

4. 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.

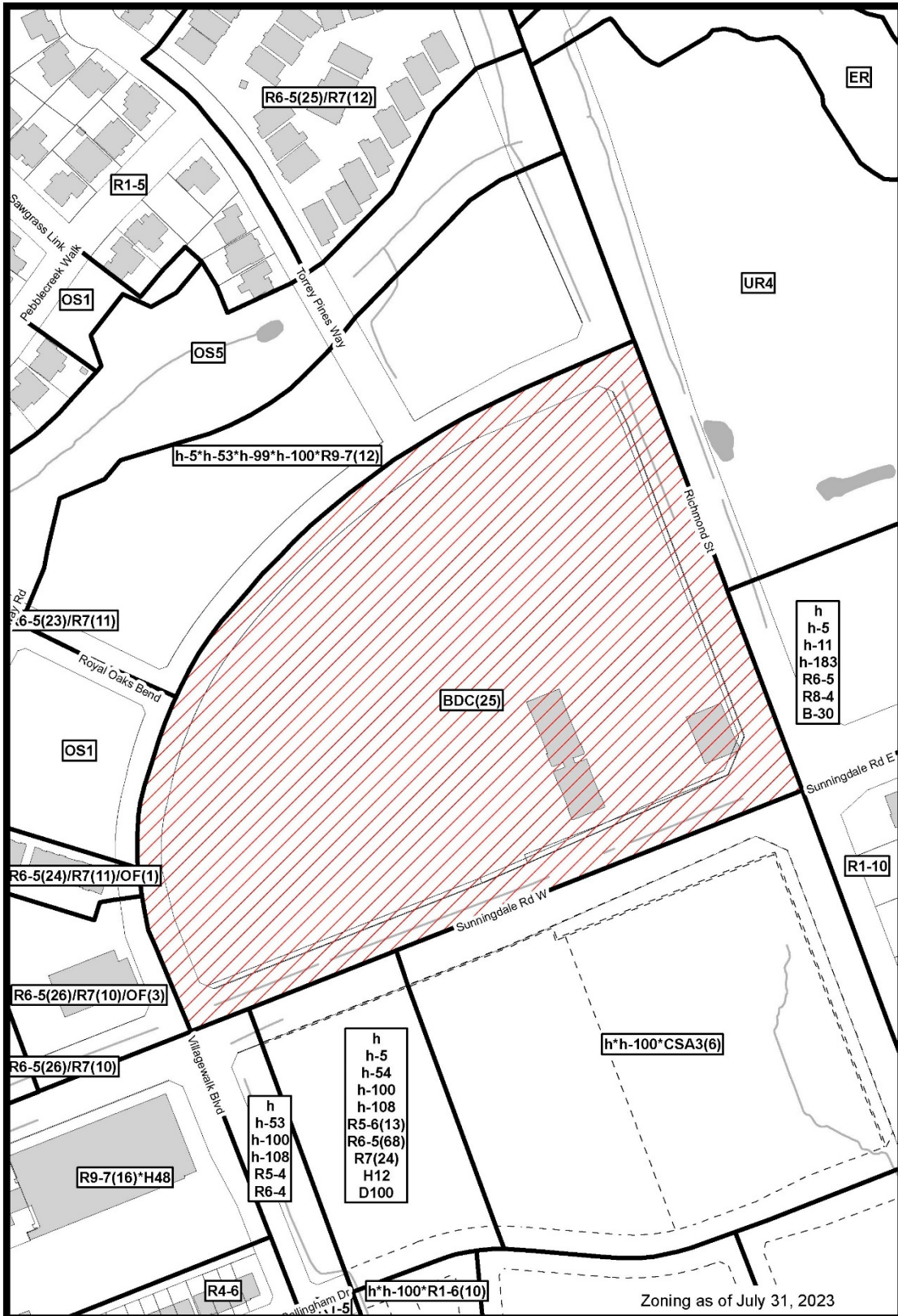
PASSED in Open Council on November 7, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – November 7, 2023
Second Reading – November 7, 2023
Third Reading – November 7, 2023

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



Zoning as of July 31, 2023

File Number: Z-9644

Planner: NO

Date Prepared: 2023/09/12

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

