

Bill No. 160
2024

By-law No. Z.-1-24_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 1560 Dundas Street

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the
Official Plan;

NOW 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 1560 Dundas Street, as shown on the attached map
comprising part of Key Map No. A108, **FROM** an Associated Shopping Area
Commercial (ASA1/ASA4) Zone **TO** an Associated Shopping Area Commercial Special
Provision (ASA1(_)/ASA3(_)/ASA4(_)) Zone.

2. Section Number 24.4 a) of the Associated Shopping Area Commercial
(ASA) Zone is amended by adding the following Special Provisions:

ASA1(_) 1560 Dundas Street

a) Regulations

- i) West Interior Side Yard Depth (Minimum) – As existing on the
date of the passing of this by-law (0.0 metres)
- ii) Rear Yard Depth (Minimum) – As existing on the date of the
passing of this by-law (0.0 metres)
- iii) Landscaped Open Space (Minimum) – As existing on the date
of the passing of this by-law (4%)
- iv) Lot Coverage (Maximum) – As existing on the date of the
passing of this by-law (59.8%)
- v) Parking Area Setback (Minimum) – As existing on the date of
the passing of this by-law (0.0 metres)
- vi) Notwithstanding section 4.19, no additional parking spaces are
required for conversions and/or changes of use within the
existing floor area, provided that the number of parking spaces
which existed on the date of the passing of this by-law shall
continue to be provided and maintained. Where an addition or
expansion of the existing building is proposed, the parking
requirements of Zoning By-law Z.-1 shall only apply to the
increased gross floor area.

3. Section Number 24.4 c) of the Associated Shopping Area Commercial
(ASA) Zone is amended by adding the following Special Provisions:

ASA3(_) 1560 Dundas Street

a) Regulations

- i) West Interior Side Yard Depth (Minimum) – As existing on the
date of the passing of this by-law (0.0 metres)
- ii) Rear Yard Depth (Minimum) – As existing on the date of the
passing of this by-law (0.0 metres)
- iii) Landscaped Open Space (Minimum) – As existing on the date
of the passing of this by-law (4%)

- iv) Lot Coverage (Maximum) – As existing on the date of the passing of this by-law (59.8%)
- v) Parking Area Setback (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
- vi) Notwithstanding section 4.19, no additional parking spaces are required for conversions and/or changes of use within the existing floor area, provided that the number of parking spaces which existed on the date of the passing of this by-law shall continue to be provided and maintained. Where an addition or expansion of the existing building is proposed, the parking requirements of Zoning By-law Z.-1 shall only apply to the increased gross floor area.

4. Section Number 24.4 d) of the Associated Shopping Area Commercial (ASA) Zone is amended by adding the following Special Provisions:

ASA4() 1560 Dundas Street

a) Regulations

- i) West Interior Side Yard Depth (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
- ii) Rear Yard Depth (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
- iii) Landscaped Open Space (Minimum) – As existing on the date of the passing of this by-law (4%)
- iv) Lot Coverage (Maximum) – As existing on the date of the passing of this by-law (59.8%)
- v) Parking Area Setback (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
- vi) Notwithstanding section 4.19, no additional parking spaces are required for conversions and/or changes of use within the existing floor area, provided that the number of parking spaces which existed on the date of the passing of this by-law shall continue to be provided and maintained. Where an addition or expansion of the existing building is proposed, the parking requirements of Zoning By-law Z.-1 shall only apply to the increased gross floor area.

3. This Amendment shall come into effect 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.

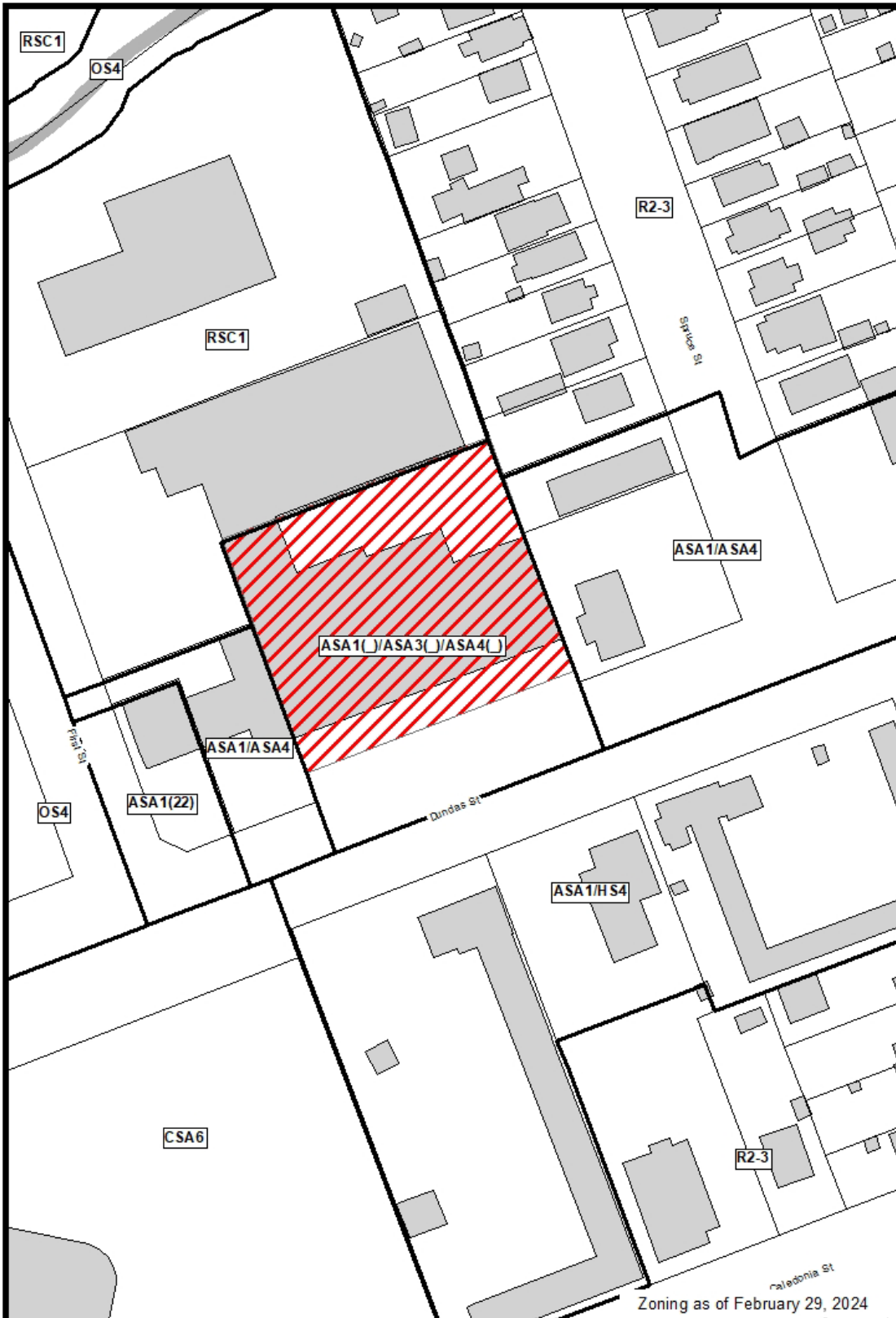
PASSED in Open Council on May 14, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – May 14, 2024
Second Reading – May 14, 2024
Third Reading – May 14, 2024

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



File Number: Z-9715
Planner: CM
Date Prepared: 2024/03/21
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters

