

Bill No. 229
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1836 Richmond Street.

WHEREAS **Western University** has applied to rezone an area of land located at 1836 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 1836 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, **from** an Urban Reserve (UR2) Zone **to** a Holding Residential R5/Residential R7/Residential R8 Special Provision (h-4•h-5•h-18•h-54•h-55•h-79•h-89•R5-7(____)/R7(____)/R8-4(____) Zone, an Open Space Special Provision (OS5(*)) Zone, an Open Space Special Provision (OS5(**)) Zone and an Urban Reserve Special Provision (UR2(____)) Zone

2. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

R5-7(____) 1836 Richmond Street

- a) Additional Permitted Uses
- i) Commercial recreation establishments in existing buildings;
 - ii) Day care centres in existing buildings
 - iii) Dwellings in existing buildings;
 - iv) Offices in existing buildings;
 - v) Places of worship in existing buildings;
 - vi) Studios in existing buildings;
 - vii) University school related functions in existing buildings.
- b) Regulations
- i) Front Yard Depth 0.0 metres (0.0 feet)
(Minimum)
 - ii) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer.

3. Section Number 11.4 of the Residential R7 (R7) Zone is amended by adding the following Special Provision:

R7(____) 1836 Richmond Street

- a) Additional Permitted Uses
- i) Commercial recreation establishments in existing buildings;
 - ii) Day care centres in existing buildings;
 - iii) Dwellings in existing buildings;
 - iv) Offices in existing buildings;
 - v) Places of worship in existing buildings;
 - vi) Studios in existing buildings;
 - vii) University school related functions in existing buildings.
- b) Regulations
- i) Front Yard Depth 0.0 metres (0.0 feet)
(Minimum)
 - ii) Height 13.0 metres (42.65 feet)
(Maximum)

- iii) Density (Maximum) 75 units per hectare (30.36 units per acre)
- iv) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer.

4. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

- R8-4(____) 1836 Richmond Street
- a) Additional Permitted Uses
 - i) Commercial recreation establishments in existing buildings;
 - ii) Day care centres in existing buildings;
 - iii) Dwellings in existing buildings;
 - iv) Offices in existing buildings;
 - v) Places of worship in existing buildings;
 - vi) Studios in existing buildings;
 - vii) University school related functions in existing buildings.
 - b) Regulations
 - i) Front Yard Depth (Minimum) 0.0 metres (0.0 feet)
 - ii) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer.

5. Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:

- OS5(*) 1836 Richmond Street
- a) Permitted Uses
 - i) Ecological buffer;
 - ii) Existing uses;
 - iii) Commercial recreation establishments in existing buildings;
 - iv) Day care centres in existing buildings;
 - v) Dwellings in existing buildings;
 - vi) Offices in existing buildings;
 - vii) Places of worship in existing buildings;
 - viii) Studios in existing buildings;
 - ix) University school related functions in existing buildings.
 - b) Regulations
 - i) No minimum lot frontage requirement.
 - ii) No minimum lot area requirement.
 - iii) Surface parking to meet parking requirements, and accessory uses, shall be located on the adjacent lands at 1836 Richmond Street that are zoned for Residential development.

6. Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:

- OS5(**) 1836 Richmond Street
- a) Regulations
 - i) No minimum lot frontage requirement.

7. Section Number 49.3 of the Urban Reserve (UR2) Zone is amended by adding the following Special Provision:

UR2(____) 1836 Richmond Street

a) Permitted Uses

- i) Existing driveways, parking and landscaping;
- ii) Conservation lands;
- iii) Managed woodlot;
- iv) Passive recreation uses.

b) Regulations

- i) No minimum lot frontage requirement.
- ii) No minimum lot area requirement.
- iii) The long term intent for these lands is that they be rezoned to apply Residential and/or Open Space Zones consistent with the zoning on the adjacent lands at 1836 Richmond Street, in order to delineate the development limit. This rezoning is to be applied for and evaluated based on the recommendations of a detailed Environmental Impact Study prepared to the satisfaction of the Managing Director, Planning and City Planner, based on a detailed development concept for the adjacent Residential lands.

8. 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.

9. 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.

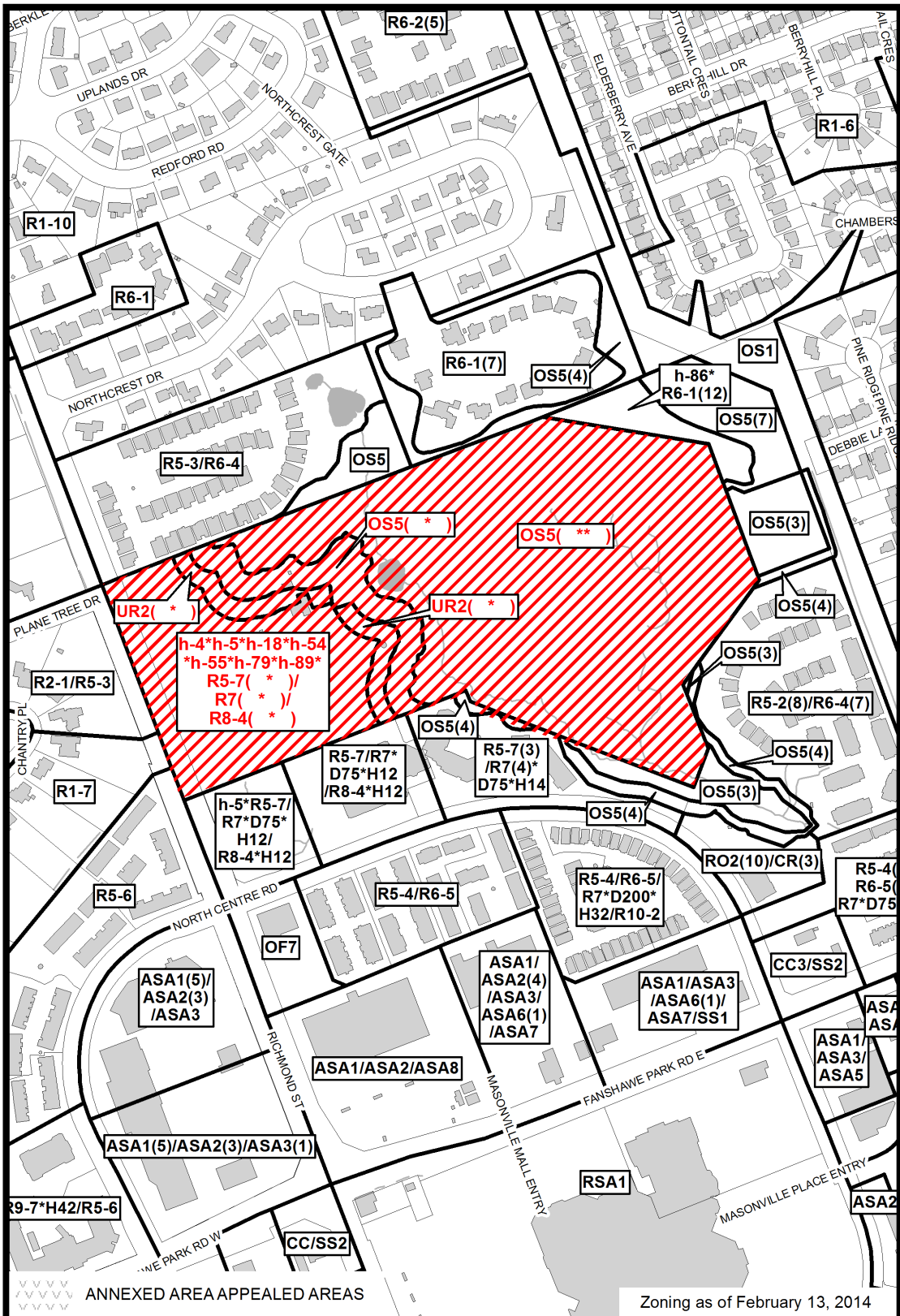
PASSED in Open Council on April 15, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - April 15, 2014
Second Reading – April 15, 2014
Third Reading - April 15, 2014

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



File Number: Z-8229

Planner: BD

Date Prepared: 2014/03/03

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters

