

Bill No. 499
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 51 and 99 Exeter Road.

WHEREAS **Greenhills Shopping Centres Ltd.** has applied to rezone an area of land located at 51 and 99 Exeter Road, 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 51 and 99 Exeter Road, as shown on the attached map comprising part of Key Map No. A111, **from** an Urban Reserve (UR6) Zone **to** a Holding Associated Shopping Area Special Provision (h-17•h-18•h-(*)•h-(**)*h-(***)•h-(****)*h-(*****)•ASA8(_)) Zone, an Open Space (OS1) Zone, and an Environmental Review (ER) Zone.

2. Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

h-(*) Purpose: The removal of the h-(*) shall not occur until such time as the Owner has entered into a development agreement with the City of London to ensure that the development of the site is consistent with and conforms to the Urban Design Policies of the Southwest Area Secondary Plan, and that the development incorporates the design considerations identified through the Zoning By-law amendment to the satisfaction of the Managing Director, Planning and City Planner.

3. Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

h-(**) Purpose: The removal of the h-(**) shall not occur until such time as the as the alignment of the Hamlyn Street extension has been determined in accordance with the policies of Section 20.5.16.10 of the Southwest Area Secondary Plan and the Owner has entered into an agreement with the City of London, to the satisfaction of the City Engineer, to construct and convey Hamlyn Street. Schedule "C" may be amended to reflect the determined alignment of the proposed future road corridor without the need for an Official Plan amendment.

4. Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

h-(***) Purpose: To ensure the orderly development of the subject lands, the h-(***) symbol shall not be removed until the design of the proposed storm/drainage and SWM servicing works from the proposed development is completed in accordance Pincombe Drain Storm Drainage, Stormwater Management and Drain Restoration Schedule "B" Municipal Class EA Summary Report (Stantec, 2013), City of London design and specifications, MOE requirements and guidelines all to satisfaction of the City Engineer, it being noted that any proposed works must be located outside the footprint of the future Pincombe No.4 SWM facility location as identified in the Municipal Class EA; or the regional Pincombe No.4 SWM facility is functional and operational.

5. Section Number 3.8 of the Holding “h” Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

h-(****) Purpose: To outline the extent to which development will be permitted and ensure that development will not have a negative impact on significant wildlife habitat, an agreement shall be entered into specifying appropriate development conditions and boundaries based on a Species at Risk Assessment prepared in accordance with the Endangered Species Act to the satisfaction of the Managing Director, Planning and City Planner prior to the removal of the h-(****) symbol.

6. Section Number 3.8 of the Holding “h” Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

h-(*****) Purpose: In order to ensure that building setbacks and design elements on lands along Wonderland Road South are not impacted by the widening of Wonderland Road as identified through the results of the Wonderland Road Environmental Assessment, no development shall be approved within 28.5 metres of the centerline of Wonderland Road South and until such time as the Environmental Assessment (EA) Study of Wonderland Road South is approved and a further Zoning By-law Amendment is in full force and effect to reflect the ultimate right-of-way.

7 Section Number 24.4 of the Associated Shopping Area (ASA8) Zone is amended by adding the following Special Provision:

ASA8() 51 and 99 Exeter Road

a) Additional Permitted Uses:

- i) Residential uses permitted by the R9 Zone variation;
- ii) Automobile Repair Garages;
- iii) Automotive Uses, Restricted;
- iv) Clinics;
- v) Community Centres;
- vi) Day Care Centres;
- vii) Home and Auto Supply Stores;
- viii) Home Improvement and Furnishing Stores;
- ix) Home Improvement Stores;
- x) Libraries;
- xi) Medical/Dental Offices; and
- xii) Offices.

b) Regulations:

- i) All uses may develop either in a standalone building or as part of a mixed-use building;
- ii) Parking is not permitted in the front or exterior side yard between a building and the public right-of-way.

- c) Additional Regulations for Commercial Uses:
 - i) Total Gross Floor Area for all Lands Zoned ASA8() (Maximum) 20,470 square metres
- d) Additional Regulations for Office Uses:
 - i) Total Gross Floor Area for all Lands Zoned ASA8() (Maximum) 5,000 square metres
- e) Additional Regulations for Residential Uses and Mixed-Use Residential Buildings:
 - i) Height (Minimum) 6 storeys
 - ii) Total Building Height (Maximum) 14 storeys
 - iii) Density (Minimum) 150 units per hectare
 - iv) Density (Maximum) 175 units per hectare

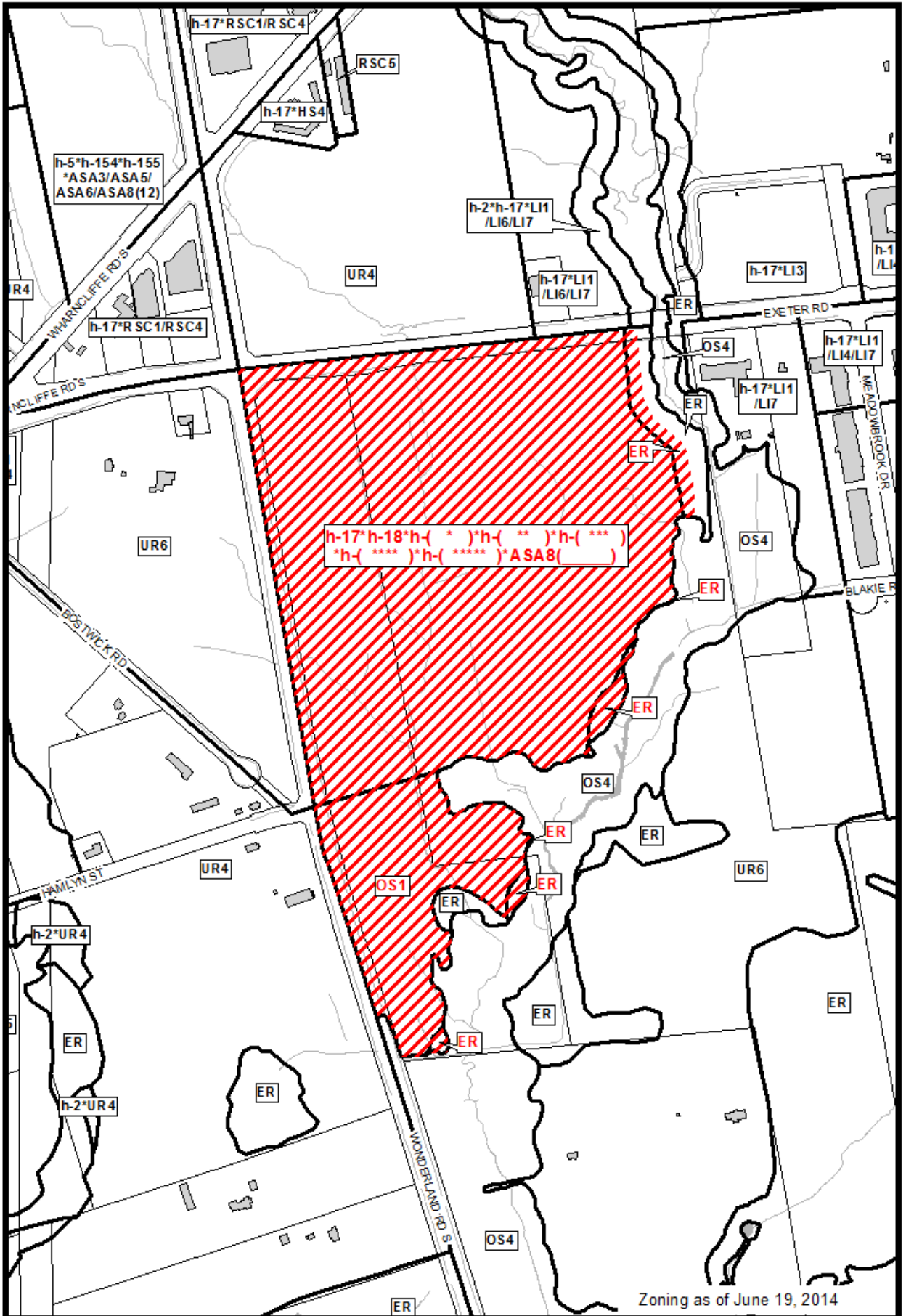
8. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on October 14, 2014.

J. Baechler
Mayor


Catharine Saunders
City Clerk

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



Zoning as of June 19, 2014

File Number: OZ-8324
 Planner: MD
 Date Prepared: 2014/07/10
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:6,300

0 30 60 120 180 240 Meters

