

Bill No.
2015

By-law No. Z.-1-15_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1959 Wharnccliffe Road South.

WHEREAS **1640209 Ontario Limited C/O York Developments** has applied to rezone an area of land located 1959 Wharnccliffe Road South, as shown on the map U to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number _____ this rezoning will conform 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 1959 Wharnccliffe Road South, as shown on the attached map, **from** an Urban Reserve (UR4), Environmental Review (ER) and Open Space (OS4) Zone **to** a Holding Residential R1 (h.h-100.R1-4) Zone; a Holding Residential R1 (h.h-100.h-(*)R1-4) Zone; a compound Holding Residential R8 (h.h-100.h-(*)h(**)R8-4/R9-3(____).H32) Zone; a Neighbourhood Facility (NF1) Zone; and an Open Space (OS4) Zone.

2. Section 3.8 "Holding "h" Zones" is amended by adding the following Holding Provisions:

h-(*) *Purpose:* To ensure the size and configuration of lots and blocks is appropriate for the area and suitably serviced the "h-()" symbol shall not be deleted until after the Environmental Assessment for the Bostwick Road realignments has been completed and a subdivision agreement is entered into specifying conditions of development, to the satisfaction of Council.

h-(**) *Purpose:* To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the Southwest Area Secondary Plan.

3. Section 13.4 Residential R9 Zone "Special Provisions" is amended by adding the following Special Provision:

a) R9-3() Zone Variation

Regulation:	i)	Height (Maximum)	9 storeys
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4. This By-law shall come into force and be deemed to come into force in accordance with subsection 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

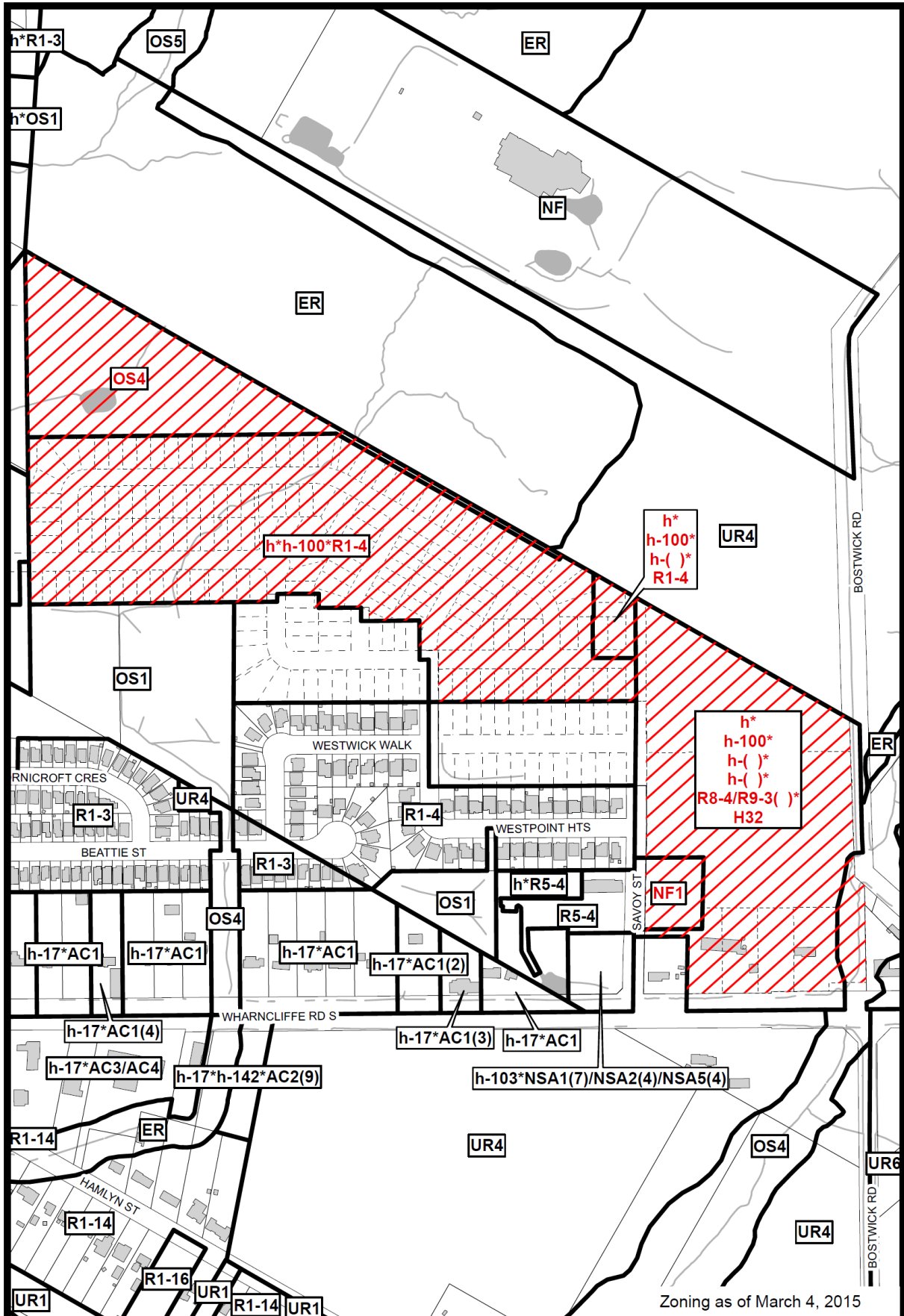
PASSED in Open Council on April 28, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - April 28, 2015
Second Reading - April 28, 2015
Third Reading - April 28, 2015

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



File Number: 39T-14502 / OZ-8393
 Planner: AR
 Date Prepared: April 13, 2015
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE



1:5,000

0 25 50 100 150 200 Meters

