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**File: OZ-8489
Planner: A-B Watson**

Appendix “B”

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-16_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1156
Dundas Street.

WHEREAS The Corporation of the City of London, Realty Services has applied to rezone an area of land located at 1156 Dundas Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk’s Office) 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 1156 Dundas Street, as shown on the attached map comprising part of Key Map No. A108, from a General Industrial (G1) Zone to a Holding Residential R1 (h-67•h-(*)•h-(**)*•h-(****)*•R1-2) Zone, and a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-(**)*•h-(***)*•h-(****)*•R6-5(□) Zone, and a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-(**)*•h-(***)*•h-(****)*•R6-5(□)•H15) Zone, and a Holding Business District Commercial Special Provision (h-5•h-67•h-120•h-149•h-(**)*•h-(****)*•BDC2(□)•D150•H35) Zone, and an Open Space (OS1) Zone;

2) Section Number 3.8 of the Holding “h” Zone is amended by adding the following Holding Provision:

3.8) h-(*)

Purpose: To ensure that as much of the existing vegetation is retained, the holding provision will not be deleted until a tree preservation report and plan has been prepared by a qualified ecological consultant and is implemented to the satisfaction of City of London.

3) Section Number 3.8 of the Holding “h” Zone is amended by adding the following Holding Provision:

3.8) h-(**)

Purpose: To ensure the orderly development of lands, the “h-(**)” symbol shall not be deleted until a development agreement associated with plan of subdivision provides for the dedication and construction of Gleeson Street to municipal standards, between Ashland Avenue and McCormick Boulevard, as proposed in the Concept Plan, attached as Schedule “1” of the amending by-law, as part of a future development proposal.

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4) Section Number 3.8 of the Holding “h” Zone is amended by adding the following Holding Provision:

3.8) h-(***)

Purpose: To encourage high quality urban design for the redevelopment of the former McCormick factory site, a development which, with minor variations at the discretion of the Managing Director, Planning and City Planner, is consistent with the conceptual site plan attached as Schedule “1” to the amending by-law and with the Urban Design Guidelines, attached as Schedule “2” of the amending by-law, will be assessed during the site plan approval/review process and a development agreement is entered into with the City of London prior to the removal of the "h-(***)" symbol.

5) Section Number 3.8 of the Holding “h” Zone is amended by adding the following Holding Provision:

3.8) h-(****)

Purpose: To ensure the orderly development of lands, the “h-(****)” symbol shall not be deleted until a Land Use Compatibility report associated with a site plan is undertaken which provides direction on how the proposed sensitive land uses can be appropriately designed, buffered and/or separated from the existing major facilities to prevent or mitigate potential adverse effects.

6) Section Number 10.4 of the Residential (R6) Zone is amended by adding the following Special Provision:

- | | | |
|---------|---------------------------|---|
| R6-5() | 1156 Dundas Street | |
| a) | Additional Permitted Uses | |
| | i) | Continuum-of-Care Facility |
| | ii) | Retirement Homes |
| | iii) | Senior Citizen apartment buildings |
| b) | Regulations | |
| | i) | Parking Standard for Senior Citizen Apartment Building (Minimum) 0.25 spaces per unit |
| | ii) | Parking Standard for Cluster Townhouses (Minimum) 1 parking space per unit |
| | iii) | Parking Standard for Apartment Buildings (Minimum) 1 parking space per unit |
| | iv) | Density (Maximum) 125 units per hectare |

7) Section Number 25.2 of the Business District Commercial (BDC2) Zone is amended by adding the following Special Provision:

- | | | |
|---------|---------------------------|---|
| BDC2() | 1156 Dundas Street | |
| a) | Additional Permitted Uses | |
| | i) | Senior Citizen apartment buildings |
| b) | Regulations | |
| | i) | Front Yard Depth (Minimum) 9 metres (29.5 feet) |

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- ii) Building setback of 3.0 metres above the height of the building as existing on the date of the passage of this by-law
- iii) Parking Standard for Office uses (Minimum) 1 parking space per 90m² (969sq.ft)
- iv) Parking Standard for Senior Citizen Apartment Building (Minimum) 0.25 spaces per unit
- v) Parking Standard for Apartment Buildings (Minimum) 1 parking space per unit

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.

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 December 8, 2015.

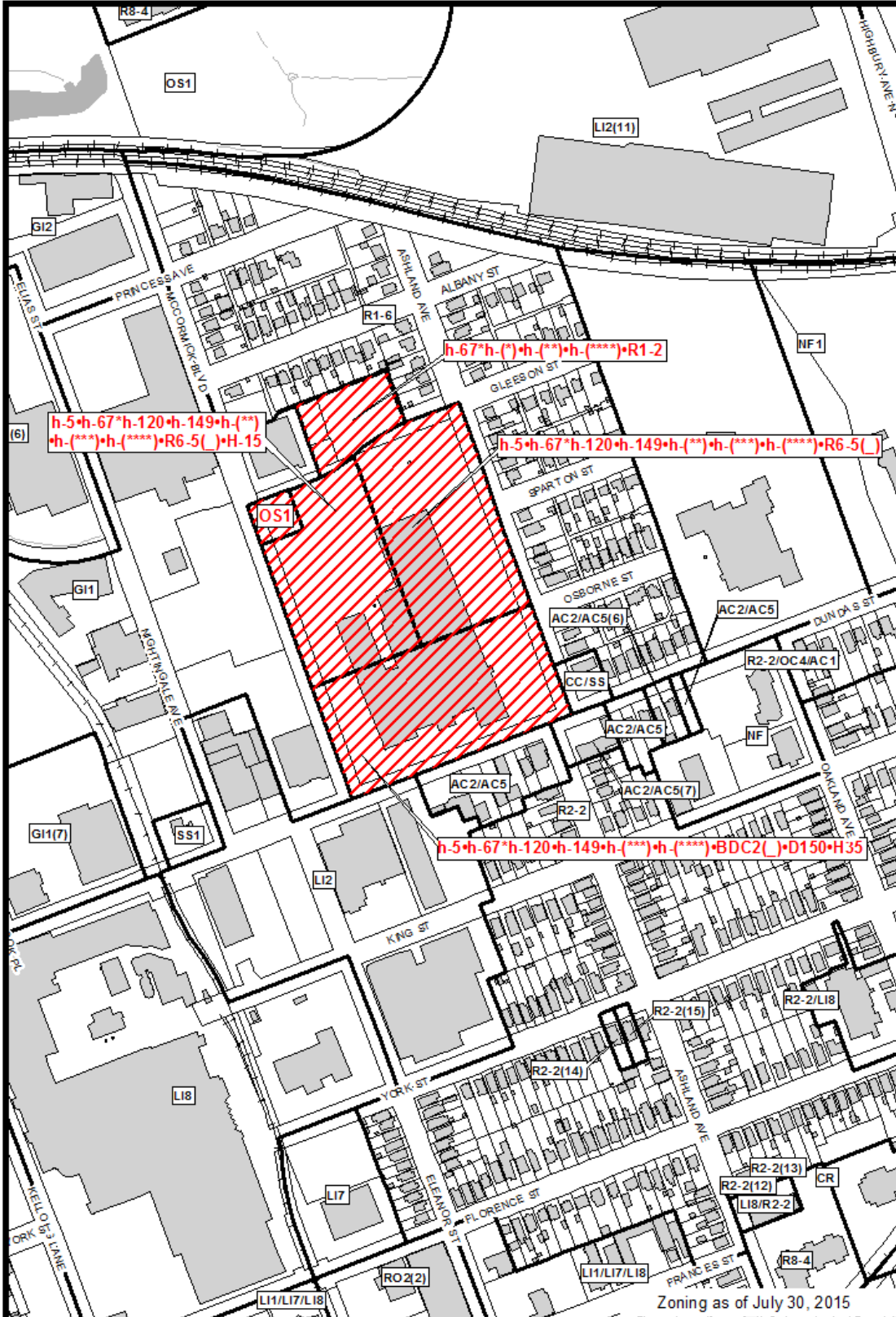
Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - December 8, 2015
Second Reading - December 8, 2015
Third Reading - December 8, 2015


Empty boxes for Agenda Item # and Page #

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



Zoning as of July 30, 2015

File Number: OZ-8489
 Planner: ABW
 Date Prepared: 2015/10/21
 Technician: MB
 By-Law No:

SUBJECT SITE 

1:4,000

0 20 40 80 120 160 Meters

