

Bill No. 52
2016

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

A by-law to amend By-law No. Z.-1 to rezone an area of land bounded by Oxford Street West, Westdel Bourne, Shore Road and Kains Road.

WHEREAS **Sifton Properties Limited** has applied to rezone an area of land bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 632 this rezoning will conform 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 bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road, as shown on attached map, **from** an Urban Reserve (UR3) Zone, a Community Shopping Area (CSA5) Zone, and a holding Community Shopping Area (h•h-25•CSA5) Zone **to** a holding Business District Commercial (h•h-5•h-____•BDC(____)) Zone, a holding Residential R5/R6 Special Provision/Community Facility Special Provision (h•h-5•h-____•R5-3(____)/R6-5(____)/CF1(____)) Zone, a holding Residential R5/R6 Special Provision (h•h-5•h-____•R5-3(____)/R6-5(____)) Zone, a holding Residential R5/R6/R7/R8 Special Provision (h•h-5•h-____•R5-6(____)/R6-5(____)/R7•D75•H18/R8-4(____)) Zone, a holding Residential R5/R6/R8 Special Provision (h•h-5•h-____•R5-6(____)/R6-5(____)/R8-3(____)) Zone, a holding Residential R5/R6 Special Provision (h•h-5•h-____•R5-6(____)/R6-5(____)) Zone, a holding Residential R10 (h•h-5•h-54•h-____•R10-3•H55) Zone, Open Space (OS1 and OS3) Zones, and a holding Community Shopping Area Special Provision (h•h-25•CSA5(____)) Zone.

2. Section 3.8 of the Holding (h) Zones to By-law No. Z.-1 is amended by adding the following Holding Provision:

h-(____)

Purpose: To ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development of the lands is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London prior to the removal of the h-(____) symbol.

Permitted Interim Uses: Existing Uses

3. Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provisions:

R5-3(____)

(a) Regulations

- | | | |
|-----|--|------------|
| i) | Front & Exterior Side Yard Depth to Main Building (Minimum): | 3.0 metres |
| ii) | Lot Coverage (Maximum) | 50% |

R5-6()

(a) Regulations

- | | | |
|------|--|-------------|
| i) | Front & Exterior Side Yard Depth to Main Building (Minimum): | 3.0 metres |
| ii) | Lot Coverage (Maximum) | 50% |
| iii) | Height (Maximum) | 15.0 metres |

4. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R6-5()

(a) Regulations

- | | | |
|-----|--|------------|
| i) | Front & Exterior Side Yard Depth to Main Building (Minimum): | 3.0 metres |
| ii) | Lot Coverage (Maximum) | 50% |

5. Section 12.4 of the Residential R8 Zone to By-law No. Z.-1 is amended by adding the following Special Provisions:

R8-3()

(a) Regulations

- | | | |
|-----|--|-------------|
| i) | Front & Exterior Side Yard Depth to Main Building (Minimum): | 3.0 metres |
| ii) | Height (Maximum) | 15.0 metres |

R8-4()

(a) Regulations

- | | | |
|-----|--|-------------|
| i) | Front & Exterior Side Yard Depth to Main Building (Minimum): | 3.0 metres |
| ii) | Height (Maximum) | 18.0 metres |

6. Section 25.4 of the Business District Commercial BDC Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

BDC()

(a) Permitted Uses

- i) Animal clinics;
- ii) Apartment buildings;
- iii) Apartment hotels;
- iv) Assembly halls;
- v) Bake shops;
- vi) Brewing on premises establishments;
- vii) Cinemas;
- viii) Clinics;
- ix) Commercial Recreation Establishments;
- x) Commercial schools;
- xi) Convenience business service establishments;
- xii) Convenience service establishments;
- xiii) Day care centres;

- xiv) Dog or domestic cat grooming;
- xv) Duplicating shops;
- xvi) Financial institutions;
- xvii) Hotels;
- xviii) Institutions;
- xix) Laboratories;
- xx) Medical/dental offices;
- xxi) Nursing homes;
- xxii) Offices;
- xxiii) Personal service establishments;
- xxiv) Places of entertainment;
- xxv) Private clubs;
- xxvi) Private schools;
- xxvii) Restaurants;
- xxviii) Retail stores;
- xxix) Retirement lodge;
- xxx) Service and repair establishments;
- xxxi) Senior citizens apartment buildings;
- xxxii) Studios;
- xxxiii) Supermarkets;
- xxxiv) Taverns;
- xxxv) Cluster townhouses;
- xxxvi) Cluster stacked townhouses;
- xxxvii) Street townhouses;
- xxxviii) Video rental establishments

(b) Regulations

- | | | |
|-------|---|--|
| i) | Front & Exterior Side Yard Depth
(Maximum): | 8.0 metres |
| ii) | Interior Side and Rear Yard Depth Minimum
Abutting a Residential Zone | 6.0 metres |
| iii) | Interior Side and Rear Yard Depth Minimum
Abutting a Non-Residential Zone | 3.0 metres from any
other zone boundary
and 0.0 metres within
the same BDC zone |
| iv) | Height (Minimum) | 8.0 metres |
| v) | Height (Maximum) | 38.0 metres |
| vi) | Landscaped Open Space (Minimum) | 10% |
| vii) | Lot Coverage (Maximum) | 60% |
| viii) | Off-Street Parking, Commercial | 1 space per 30 m ² |
| ix) | Off-Street Parking, Office | 1 space per 40 m ² |
| x) | Off-Street Parking, Residential | 1 space per unit |
| xi) | Distance of Surface Parking Area
from a Public Road Allowance (Minimum) | 3.0 metres |
| xii) | Residential Density (Maximum) | 100 units per hectare |
| xiii) | Building Form - All uses shall be permitted in a shopping centre building,
a stand-alone building or a mixed use multi-storey building (including live-
work format) | |
| xiv) | Gross Floor Area (Maximum) – Notwithstanding the provisions of Section
3.10, the application of the maximum residential density and gross floor
area requirements of the BDC(____) Zone shall be to the zone and not to
the individual properties contained within the zone. Total Gross Floor
Area for Office Uses (Maximum) within this zone and the adjacent | |

CSA5() Zone combined shall not exceed 9,500 m². Gross Floor Area for Office Uses per Building (Maximum) shall not exceed 5000 m². Total Gross Floor Area for retail uses (Maximum) within this zone and the adjacent CSA5() Zone combined shall not exceed 30,000 m².

7. Section 22.4 of the Community Shopping Area CSA Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

CSA5() 1080 Westdel Bourne, located at the northeast corner of Westdel Bourne and Oxford Street West

(a) Regulations

- i) Notwithstanding the provisions of Section 22.3 of this By-law, the Total Gross Floor Area for Office Uses (Maximum) within this zone and the adjacent BDC() Zone combined shall not exceed 9,500 m².
- ii) Notwithstanding the provisions of Section 22.3 of this By-law, the Total Gross Floor Area for retail uses (Maximum) within this zone and the adjacent BDC() Zone combined shall not exceed 30,000 m².

8. Section 32.4 of the Community Facility CF Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

CF1()

(a) Permitted Uses

- i) Places of Worship
- ii) Community Centres
- iii) Libraries

9. 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.

10. This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) 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 subsection.

PASSED in Open Council on January 4, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - January 4, 2016
Second Reading – January 4, 2016
Third Reading - January 4, 2016

