

Bill No. 429
2016

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

A by-law to amend By-law No. Z.-1 to rezone lands located at 1420 Westdel Bourne and portions of 1826 and 1854 Oxford Street West.

WHEREAS **Sifton Properties Limited** has applied to rezone lands located at 1420 Westdel Bourne and portions of 1826 and 1854 Oxford Street West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms with 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 located at 1420 Westdel Bourne and portions of 1826 and 1854 Oxford Street West, as shown on the attached map, **from** an Urban Reserve (UR3) Zone and a holding Urban Reserve (h-2•UR3) Zone **to** a Holding Residential R1 (h•R1-4) Zone; a Holding Residential R1 (h•R1-5) Zone; a Holding Residential R5/R6/R7/R8 (h•h-___•R5-7/R6-5/R7•D75•H15/R8-4) Zone; a Holding Residential R5/R6/R9 Special Provision (h•h-54•h-___•R5-7(____)/R6-5(21)/R9-7(____)•H40) Zone; a Holding Residential R5/R6/R8 Special Provision (h•h-54•h-___•R5-7(____)/R6-5(21)/R8-4(____)) Zone; a Holding Residential R5/R6/R8 Special Provision (h•h-54•h-___•R5-7(____)/R6-5(21)/R8-3(____)) Zone; a Holding Neighbourhood Facility/Residential R1 (h•NF1/R1-4) Zone; an Open Space (OS1) Zone; and an Open Space (OS5) 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 encourage building orientation towards public streets and public spaces, a site plan shall be approved and a development agreement shall be entered into which ensures that future development of the lands complies with the urban design policies identified in the Riverbend South Secondary Plan, 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 Provision:

R5-7(____)

(a) Regulations

i)	Dwelling Setback from a High Pressure Pipeline (Minimum)	20 metres
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4. 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) Permitted Uses

i)	Apartment buildings
ii)	Lodging house class 2
iii)	Stacked townhousing

(b) Regulations

- | | | |
|----|--|-----------|
| i) | Dwelling Setback from a High Pressure Pipeline (Minimum) | 20 metres |
|----|--|-----------|

R8-4(____)

(a) Permitted Uses

- i) Apartment buildings
- ii) Lodging house class 2
- iii) Stacked townhousing

(b) Regulations

- | | | |
|----|--|-----------|
| i) | Dwelling Setback from a High Pressure Pipeline (Minimum) | 20 metres |
|----|--|-----------|

5. Section 13.4 of the Residential R9 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R9-7(____)

(a) Permitted Uses

- i) Apartment buildings
- ii) Lodging house class 2

(b) Regulations

- | | | |
|----|--|-----------|
| i) | Dwelling Setback from a High Pressure Pipeline (Minimum) | 20 metres |
|----|--|-----------|

6. 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 November 22, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 22, 2016
Second Reading – November 22, 2016
Third Reading – November 22, 2016

By-Law No: Z.-1-

0 25 50 100 150 200 Meters



