

Bill No. 430
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 1349, 1351, 1357 & 1361 Commissioners Road West.

WHEREAS **Treadstone Developments** has applied to rezone an area of land located at 1349, 1351, 1357 & 1361 Commissioners Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 located at 1349, 1351, 1357 & 1361 Commissioners Road West, as shown on the attached map comprising part of Key Map No. A106, **from** a Residential R1/R5 (R1-9/R5-3) Zone, and a Residential R5/R8 Special Provision (R5-4(1))/R8-4(2)) Zone **to** a holding Residential R8 Special Provision (h-5*R8-4(__)) Zone and an Open Space Special Provision (OS1(__)) Zone.

2 Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(____)	1349, 1351, 1357 & 1361 Commissioners Road West		
a)	Regulations		
i)	Front Yard Depth (minimum)	2m (6.6 ft)	
ii)	Height (maximum)	16.5m (54.13 ft)	
iii)	Number of Parking Spaces (minimum)	65 spaces	
iv)	The density, lot area, lot coverage and landscaped open space calculation shall be based on a lot area which includes the lands in the abutting Open Space Special Provision (OS1(____)) Zone.		

3. Section Number 36.4 of the Open Space (OS1) Zone is amended by adding the following Special Provision:

OS1(__) 1349, 1351, 1357 & 1361 Commissioners Road West

The area of the lands so zoned shall be included with the Residential-zoned lands in the Residential R8 Special Provision (R8-4(__)) Zone for the purpose of calculating lot area, density, lot coverage and landscaped open space.

4. 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.

5. 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 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

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

