

By-law No. Z.-1-17 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 100, 335 and 353 Kellogg Lane, 1063, 1080, 1097, 1127 Dundas Street and 1151 York Street.

WHEREAS **E&E McLaughlin Ltd.** has applied to rezone an area of land located at 100, 335 and 353 Kellogg Lane, 1063, 1080, 1097, 1127 Dundas Street and 1151 York Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_\_ and Official Plan Amendment Number \_\_\_\_\_ 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 located at the north portion of 100 Kellogg Lane, as shown on the attached map comprising part of Key Map No. A.108, **from** a Light Industrial (LI8) Zone **to** a Holding Business District Commercial Special Provision/Business District Commercial (h-(\_\_\_\_))\*BDC1/BDC2(\_\_\_\_) Zone.

2. Section Number 3.8 of the Holding "h" Zone is amended by adding the following Holding Provision:

"h-(\_\_\_\_) Purpose: To prevent or minimize possible adverse effects on sensitive land uses created by industrial properties an analysis of compatibility between industrial facilities (D6 Guidelines) shall be carried out by a qualified professional and submitted to the City and any recommendation contained therein for mitigation measures be undertaken to the satisfaction of the Site Plan Approval Authority, prior to the removal of the "h-(\_\_\_\_)" symbol."

3. Section Number 25.4 of the Business District Commercial (BDC2) Zone is amended by adding the following Special Provision:

"BDC2(\_\_\_\_) 100 Kellogg Lane

- a) Additional Permitted Use
  - i) Self-Storage Establishments (restricted to basement floor of the existing building)
- b) Regulation[s]
  - i) Height 15 metres (49.21ft)  
(maximum)
  - ii) Notwithstanding the provisions of Section 4.19 (10) of Zoning By-law No. Z.-1, a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane.
  - iii) A maximum Gross Floor Area of 8,361m<sup>2</sup> (89,997ft<sup>2</sup>) shall be permitted for Office Uses (within existing building), in combination with the Office uses permitted in the LI1(\_\_\_\_) zone on 100 Kellogg Lane."

4. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at south portion of 100 Kellogg Lane, as shown on the attached map comprising part of Key Map No. A.108, **from** a Light Industrial (LI8) Zone **to** a Light Industrial Special Provision/Light Industrial (LI1(\_\_\_\_)/LI3/LI4/LI5) Zone.

5. Section Number 40.4 of the Light Industrial (LI1) Zone is amended by adding the following Special Provision:

- “LI1(\_\_\_\_) 100 Kellogg Lane
- a) Additional Permitted Use[s]
- i) Self-Storage Establishments
  - ii) Offices (within existing building)
  - iii) Notwithstanding the provisions of Section 40.3(4)(a) of Zoning By-law No. Z.-1, all listed secondary uses shall be permitted on the subject site.
- b) Regulation[s]
- i) North yard setback (minimum) 0 metres (0 feet)
  - ii) West yard setback (minimum) 0 metres (0 feet)
  - iii) East yard setback (minimum) 0 metres (0 feet)
  - iv) Notwithstanding the provisions of Section 4.19 (10) of Zoning By-law No. Z.-1, a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane.
  - v) A maximum Gross Floor Area of 8,361m<sup>2</sup> (89,997ft<sup>2</sup>) shall be permitted for Office Uses (within existing building) in combination with the Office uses permitted in the BDC1/BDC2(\_\_\_\_) zone on 100 Kellogg Lane.”

6. Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1097 and 1127 Dundas Street, as shown on the attached map comprising part of Key Map No. A.108, **from** a Light Industrial (LI2) Zone, **to** a Holding Business District Commercial Special Provision (h-(\_\_\_\_)\*BDC1/BDC2(\_\_\_\_)) Zone.

7. Section Number 25.4 of the Business District Commercial (BDC2) Zone is amended by adding the following Special Provision:

- “BDC2(\_\_\_\_) 1097 and 1127 Dundas Street
- a) Additional Permitted Use
- i) Accessory Parking in favour of 100 Kellogg Lane”

8. Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at the north portion of 1063 Dundas Street and 1080 Dundas Street, as shown on the attached map comprising part of Key Map No. A.108, **from** a Business District Commercial (BDC) Zone, **to** a Business District Commercial Special Provision (BDC(\_\_\_\_) Zone.

9. Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

- “BDC(\_\_\_\_) North portion of 1063 Dundas Street and 1080 Dundas Street
- a) Additional Permitted Use
- i) Accessory Parking in favour of 100 Kellogg Lane”

10. Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 335 and 353 Kellogg Lane and the south portion 1063 Dundas Street, as shown on the attached map comprising part of Key Map No. A.108, **from** a Residential R2 (R2-2) Zone, **to** a Residential R2 Special Provision (R2-2(\_\_\_\_) Zone.

11. Section Number 6.4 of the Residential (R2) Zone is amended by adding the following Special Provision:

“R2-2(\_\_\_\_) 335 and 353 Kellogg Lane and south portion of 1063 Dundas Street

- a) Additional Permitted Use
  - i) Accessory Parking in favour of 100 Kellogg Lane”

12. Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1151 York Street, as shown on the attached map comprising part of Key Map No. A.108, **from** a Light Industrial (LI7) Zone, **to** a Light Industrial Special Provision (LI7(\_\_\_\_)) Zone.

13. Section Number 40.4 of the Light Industrial (LI7) Zone is amended by adding the following Special Provision:

“LI7(\_\_\_\_) 1151 York Street

- a) Additional Permitted Use
  - i) Accessory Parking in favour of 100 Kellogg Lane.”

14. 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.

15. 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.

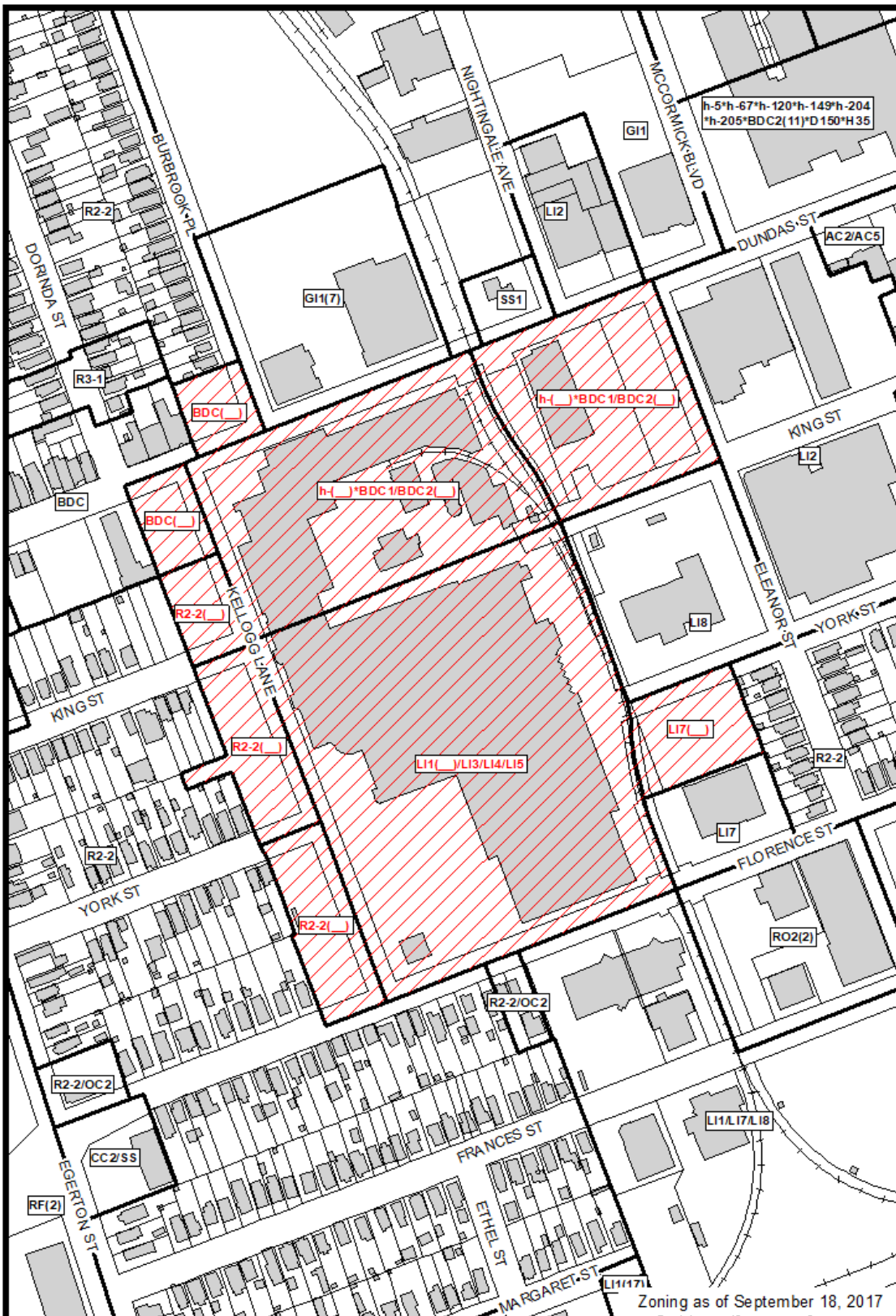
PASSED in Open Council on October 17, 2017.


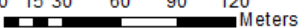

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading - October 17, 2017  
Second Reading - October 17, 2017  
Third Reading - October 17, 2017

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



<p>File Number: OZ-8794                  Planner: MC                  Date Prepared: 2017/09/20                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p>0 15 30 60 90 120   Meters</p> <p></p>
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