

Bill No. 580
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 900 King Street and 925 Dundas Street and to amend Section 2 (Definitions).

WHEREAS the Western Fair Association and The Corporation of the City of London have applied to rezone an area of land located at 900 King Street and 925 Dundas Street, as shown on the map attached to this by-law, and add new definitions in By-law No. Z.-1 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) Section 2 (Definitions) is amended by adding the following new definition for "CASINO":

"CASINO" means a facility for the purposes of gaming that is authorized by the Province of Ontario.

2) Section 2 (Definitions) is amended by adding the following new definition for "FAIRGROUND":

"FAIRGROUND" means the use of lands, buildings or structures for the purposes of holding fairs and events which include, but are not limited to, activities that are agricultural, entertainment, commercial and trade, sports, recreational, food and dining, or corporate in nature.

3) Section 2 (Definitions) is amended by adding the following new definition for "RACE TRACK OPERATION":

"RACE TRACK OPERATION" means a facility for the purposes of racing horses for entertainment, gaming or gambling that is authorized by the Province of Ontario.

4) Section 2 (Definitions) is amended by adding the following new definition for "URBAN AGRICULTURE":

"URBAN AGRICULTURE" means the use of lands, buildings or structures for the purposes of growing, sharing, and distributing food or beverage and may include the processing of food or beverage by the use of hand tools or small-scale, light mechanical equipment. It can involve a range of different activities operating either together or individually, including the cultivation of plants, together with accessory uses including retail sales, composting plants grown onsite, outdoor storage, and buildings and structures ancillary to the operation of the site and for the extension of the growing season, but does not include the growing, processing, distribution or retail sales of cannabis.

5) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 900 King Street and 925 Dundas Street, as shown on the attached map comprising part of Key Map No. A108, from a Regional Facility Special Provision (RF(2)) Zone to a Holding Regional Facility Special Provision (h-5•h-18•h-205•RF(*)) Zone and a Holding Regional Facility Special Provision (h-*•h-205•RF(*)) Zone.

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

h-(*) Purpose: To ensure archaeological matters are addressed, the owner/developer’s consultant archaeologist licenced by the Ministry of Tourism, Cultural and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) shall prepare an archeological monitoring mitigation strategy to the satisfaction of the City of London, prior to the removal of the h-* symbol.

7) Section Number 31.4 a) of the Regional Facility (RF) Zone is amended by adding the following Special Provision:

RF(*) 900 King Street and 925 Dundas Street

a) Additional Permitted Uses

- i) Amusement Game Establishment
- ii) Amusement Parks
- iii) Artisan Workshops
- iv) Auditoriums
- v) Brewing on Premises Establishments
- vi) Casinos
- vii) Craft Breweries
- viii) Fairgrounds
- ix) Hotels
- x) Places of Entertainment
- xi) Racetrack Operations
- xii) Restaurants
- xiii) Retail Stores
- xiv) Urban Agriculture

b) Regulations

- i) Artisan Workshop
Gross Floor Area
per Establishment
(maximum): 500 square metres
(5,382 square feet)
- ii) Craft Brewery
Gross Floor Area
per Establishment
(maximum): 500 square metres
(5,382 square feet)
- iii) Casino
Gross Floor Area
(maximum) 20,000 square metres
(215,279 square feet)
- iv) Hotel
Gross Floor Area
(maximum) 14,000 square metres
(150,695 square feet)
- v) Yard Depths
Abutting a Public Road
(minimum) 3.0 metres
(10.0 feet)
- vi) Height for Hotels
(maximum) 50 metres
(164 feet)
- vii) Notwithstanding Section 4.19 3) – Location of Parking Areas,
required parking may be permitted on adjacent lot(s) zoned
RF(2) and RF(*) bounded by Dundas Street to the north,

Egerton Street to the east, Florence Street to the south and Rectory Street to the west.

- viii) Notwithstanding Section 4.19 4) c) – Yards Where Parking Areas Permitted, parking area setbacks to required road allowances may be as existing.
- ix) Notwithstanding Section 4.19 10) b) – Parking Standards, a minimum parking requirement of 1 parking space per 22 square metres of Gross Floor Area is required for all permitted uses.

8) 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.

9) 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. P.13*, 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 2, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

SCHEDULE "A"

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

