

Bill No. 33
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 446 York Street.

WHEREAS Middlesex-London Health Unit/Regional HIV/AIDS Connection have applied to rezone an area of land located at 446 York Street, 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 446 York Street, as shown on the attached map comprising part of Key Map No. A107, from a Restricted Service Commercial (RSC2/RSC4) Zone to a Holding Restricted Service Commercial/Restricted Service Commercial Special Provision (h-(*).RSC2/RSC4(_)) Zone.

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

h-(*). Purpose: The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.

All archaeological assessment reports, in both hard copy format and as a PDF, will be submitted to the City of London once the Ministry of Tourism, Culture and Sport has accepted them into the Public Registry.

Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.

No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.

Permitted interim uses: uses within the existing building where no soil disturbance takes place.

3. Section Number 28.4 of the Restricted Service Commercial (RSC4) Zone is amended by adding the following Special Provision:

RSC4() 446 York Street

a) Additional Permitted Uses:

- i) Offices with accessory Clinics for the purposes of a Supervised Consumption Facility.
- ii) Medical/dental offices with accessory Clinics for the purposes of a Supervised Consumption Facility.

b) Regulations:

- i) Additional Permitted Uses shall be restricted to the existing building.
- ii) Parking Spaces: 8 for all Additional Permitted Uses within the existing zone
- iii) Minimum intake and waiting area: 5 square metres (53 square feet) per consumption booth.
- iv) Minimum post consumption area: 1.9 square metres (20 square feet) per consumption booth; but in no instance shall less than 9.3 square metres (100 square feet) be provided.

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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

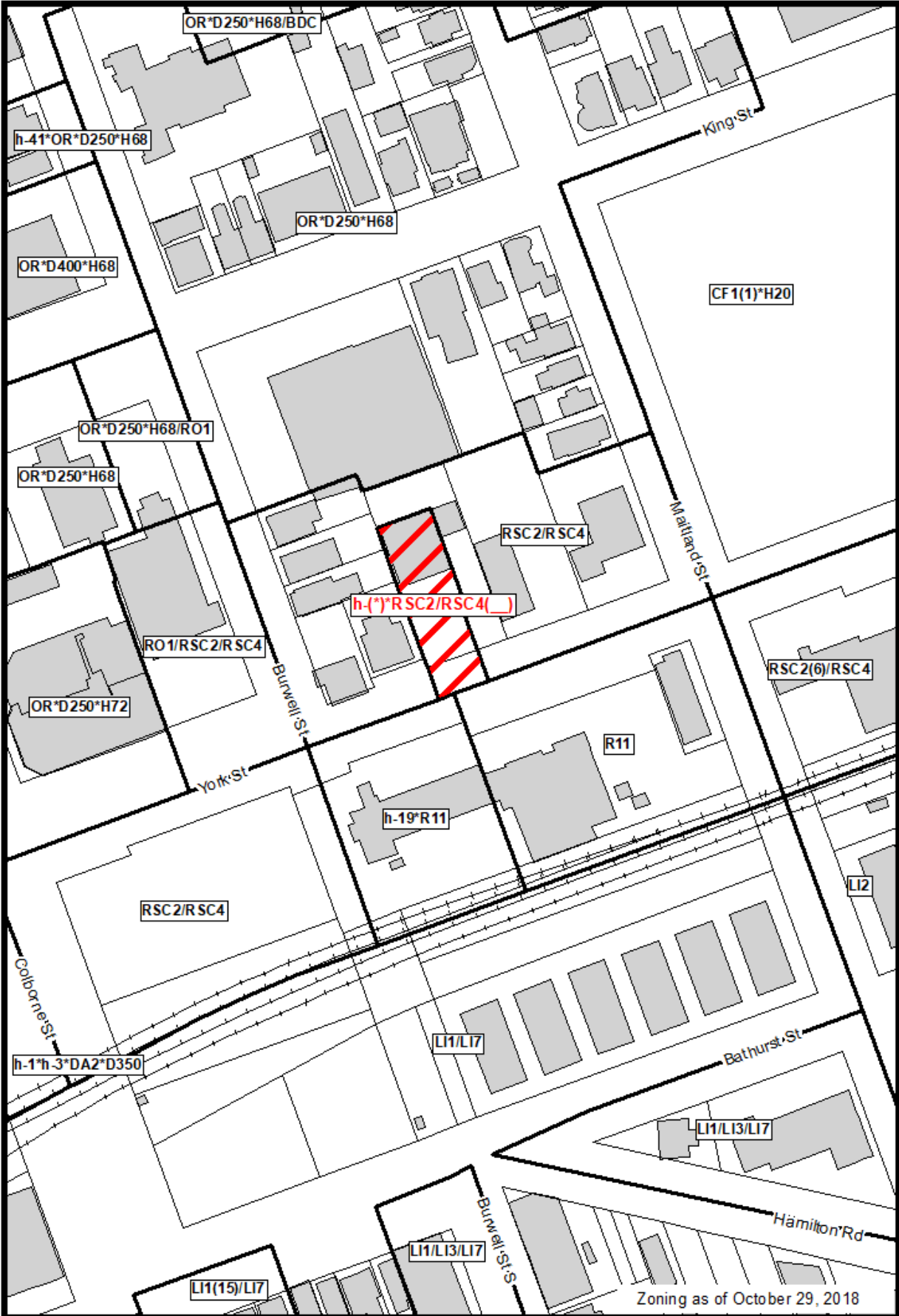
PASSED in Open Council on December 18, 2018.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – December 18, 2018
Second Reading – December 18, 2018
Third Reading – December 18, 2018

SCHEDULE "A"



File Number: Z-8971
Planner: MK
Date Prepared: 2018/11/14
Technician: MB
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40
Meters



