

Bill No. 386
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 3700 Colonel Talbot Road and 3645 Bostwick Road.

WHEREAS W-3 Lambeth Farms Development Inc. have applied to rezone an area of land located at 3700 Colonel Talbot Road and 3645 Bostwick Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of 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 3700 Colonel Talbot Road and 3645 Bostwick Road, as shown on the attached map comprising part of Key Map No. A110, from an Urban Reserve (UR4) Zone and an Environmental Review (ER) Zone to a Holding Residential R1 Special Provision (h*h-100*R1-3(*)) Zone, a Holding Residential R1 Special Provision (h*h-82*h-100*R1-3(*)) Zone, a Holding Residential R1 Special Provision (h*h-100*R1-4(*)) Zone, a Holding Residential R2 Special Provision (h*h-100*R2-1(*)) Zone, a Holding Residential R2 Special Provision (h*h-100*R2-3(*)) Zone, a Holding Residential R2 Special Provision/Residential R4 Special Provision (h*h-100*R2-1(*)/R4-6(*)) Zone, a Holding Residential R2 Special Provision/Residential R4 Special Provision/Residential R6 Special Provision/Neighbourhood Facility (h*h-100*R2-1(*)/R4-6(*)/R6-5(****)/NF1) Zone, a Holding Residential R6 Special Provision/ Residential R8 Special Provision (h*h-100*R6-5(*)/R8-4(**)) Zone, a Holding Residential R6 Special Provision/Residential R8 Special Provision (h*h-100*R6-5(**)/R8-3(*)) Zone, a Holding Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 (h*h-100*R6-5(**)/R8-4(****)/R9-3(**)) Zone, a Holding Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 (h*h-100*R6-5(**)/R8-4(****)/R9-3(**)) Zone, a Holding Residential R8 Special Provision/Convenience Commercial Special Provision (h*h-100*R8-4(*)/CC6(*)) Zone, a Holding Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (h*h-100*R8-4(**)/CC6(**)/NF1(*) Zone, a Holding Residential R9 Special Provision/Convenience Commercial Special Provision (h*h-100*R9-3(*)/ CC6(**)) Zone, an Open Space (OS1) Zone, an Open Space (OS5) Zone, an Environmental Review (ER) Zone, and an Urban Reserve (UR4) Zone.

2. Section Number 5.4 of the Residential R1 (R1) Zone is amended by adding the following Special Provision:

R1-3(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Main Dwelling
(Minimum): 3 metres (9.8 feet)
(Maximum): 4.5 metres (14.8 feet)
- ii) Front Yard Setback, Garages
(Minimum): 6 metres (19.7 feet)
- iii) Interior Side Yard
(Minimum): 1.2 metres (3.9 feet)

- iv) Lot Coverage (Maximum): 45%
- v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

3. Section Number 5.4 of the Residential R1 (R1) Zone is amended by adding the following Special Provision:

R1-4(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
 - i) Front Yard Setback, Main Dwelling
 - (Minimum): 3 metres (9.8 feet)
 - (Maximum): 4.5 metres (14.8 feet)
 - ii) Front Yard Setback, Garages
 - (Minimum): 6 metres (19.7 feet)
 - iii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

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

R2-1(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
 - i) Front Yard Setback, Dwelling
 - (Minimum): 3 metres (9.8 feet)
 - (Maximum): 4.5 metres (14.8 feet)
 - ii) Front Yard Setback, Garages
 - (Minimum): 6 metres (19.7 feet)
 - iii) Interior Side Yard
 - (Minimum): 1.2 metres (3.9 feet)
 - iv) Lot Coverage (Maximum): 45%
 - v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

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

R2-3(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
 - i) Front Yard Setback, Dwelling
 - (Minimum): 3 metres (9.8 feet)
 - (Maximum): 4.5 metres (14.8 feet)
 - ii) Front Yard Setback, Garages
 - (Minimum): 6 metres (19.7 feet)

- iii) Interior Side Yard (Minimum) 1.2 metres (3.9 feet)
- iv) Lot Coverage (Maximum): 45%
- v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

6. Section Number 8.4 of the Residential R4 (R4) Zone is amended by adding the following Special Provision:

R4-6(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Lot Frontage (Minimum): 7.0 metres (23.0 feet)
- ii) Front Yard Setback, Dwelling(s) (Minimum): 3 metres (9.8 feet)
(Maximum): 4.5 metres (14.8 feet)
- iii) Front Yard Depth, Garages (Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard (Minimum): 1.2 metres (3.9 feet)
- v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
- vi) Driveway widths are limited to 3.5m (11.5 feet) per lot.

7. Section Number 10.4 of the Residential R6 (R6) Zone is amended by adding the following Special Provision:

R6-5(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Dwelling(s) (Minimum): 3 metres (9.8 feet)
(Maximum): 4.5 metres (14.8 feet)
- ii) Front Yard Depth, Garages (Minimum): 6 metres (19.7 feet)
- iii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
- iv) Density (Minimum): 30 units per hectare

8. Section Number 10.4 of the Residential R6 (R6) Zone is amended by adding the following Special Provision:

R6-5(**) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Yard Setback (Adjacent to OS5)
(Minimum): 10 metres (32.8 feet) from OS5 Zone
- ii) Density
(Minimum): 30 units per hectare
(Maximum): 65 units per hectare
- iii) Provide built form along the OS5 Zone and orient the buildings to the open space by including individual unit doors or a main building entrance facing the open space.
- iv) The 10 metre yard setback from the OS5 Zone will include increased landscaping as per the approved landscape plan through file 39T-17503 (3700 Colonel Talbot Road and 3645 Bostwick Road).
- v) No structures are permitted within the 10m yard setback from the OS5 Zone.

9. Section Number 10.4 of the Residential R6 (R6) Zone is amended by adding the following Special Provision:

R6-5(***) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Dwelling(s)
(Minimum): 3 metres (9.8 feet)
(Maximum): 4.5 metres (14.8 feet)
- ii) Front Yard Depth, Garages
(Minimum): 6 metres (19.7 feet)
- iii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
- iv) Density (Minimum): 30 units per hectare
- v) Development shall be oriented to Bostwick Road.

10. Section Number 10.4 of the Residential R6 (R6) Zone is amended by adding the following Special Provision:

R6-5(****) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Dwelling(s)
(Minimum): 3 metres (9.8 feet)
(Maximum): 4.5 metres (14.8 feet)
- ii) Front Yard Depth, Garages
(Minimum): 6 metres (19.7 feet)

- iii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
- iv) Density
 (Minimum): 30 units per hectare
 (Maximum): 75 units per hectare
- v) Provide built form along the OS1 Zone and orient the buildings to the open space by including individual unit doors or a main building entrance facing the open space.

11. Section Number 12.4 of the Residential R8 (R8) Zone is amended by adding the following Special Provision:

R8-3(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
 - i) Yard Setback (Adjacent to OS5)
 (Minimum): 10 metres from OS5 Zone
 - ii) Density
 (Minimum): 30 units per hectare
 (Maximum): 65 units per hectare
 - iii) Provide built form along the OS5 Zone and orient the buildings to the open space by including individual unit doors or a main building entrance facing the open space.
 - iv) The 10 metre yard setback from the OS5 Zone will include increased landscaping as per the approved landscape plan through file 39T-17503 (3700 Colonel Talbot Road and 3645 Bostwick Road).
 - v) No structures are permitted within the 10m yard setback from the OS5 Zone.

12. Section Number 12.4 of the Residential R8 (R8) Zone is amended by adding the following Special Provision:

R8-4(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
 - i) Front Yard and Exterior Side Yard Depth (m)
 (Minimum): 1.0 metres (3.3 feet)
 (Maximum): 4.0 metres (13.1 feet)
 - ii) Density
 (Minimum): 30 units per hectare
 (Maximum): 75 units per hectare
 - iii) Building Orientation – The principle entrance shall be oriented to Colonel Talbot Road or at the corner of Colonel Talbot Road and future Street A.

13. Section Number 12.4 of the Residential R8 (R8) Zone is amended by adding the following Special Provision:

- R8-4(**) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- i) Front Yard Setback (Dwelling, or Building)
(Minimum): 3 metres (9.8 feet)
(Maximum): 4.5 metres (14.8 feet)
 - iii) Front Yard Depth (Dwelling)
Garages (Minimum): 6 metres (19.7 feet)
 - iv) Interior Side Yard
(Minimum): 1.2 metres (3.9 feet)
 - v) Density
(Minimum): 30 units per hectare
(Maximum): 75 units per hectare
 - vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

14. Section Number 12.4 of the Residential R8 (R8) Zone is amended by adding the following Special Provision:

- R8-4(***) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- i) Front Yard and Exterior Side Yard Depth (m)
(Minimum): 1.0 metres (3.3 feet)
(Maximum): 4.0 metres (13.1 feet)
 - ii) Density
(Minimum) 30 units per hectare
(Maximum) 75 units per hectare
 - iii) Height (Maximum): 4 Stories
 - iv) Building Orientation – The principle entrance shall be oriented to Street A or at the corner of Street A and Street D.

15. Section Number 12.4 of the Residential R8 (R8) Zone is amended by adding the following Special Provision:

- R8-4(****) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- i) Front Yard and Exterior Side Yard Depth (m)
(Minimum): 1.0 metres (3.3 feet)
(Maximum): 4.0 metres (13.1 feet)
 - ii) Density
(Minimum): 30 units per hectare
(Maximum): 100 units per hectare
 - iii) Height
(Minimum): 2 Storeys
(Maximum): 4 Storeys

- iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road.

16. Section Number 13.4 of the Residential R9 (R9) Zone is amended by adding the following Special Provision:

R9-3(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard and Exterior Side Yard Depth (m)
(Minimum): 1.0 metres (3.3 feet)
(Maximum): 4.0 metres (13.1 feet)
- ii) Density
(Minimum): 30 units per hectare
(Maximum): 100 units per hectare
- iii) Height
(Minimum): 2 Storeys
(Maximum): 7 Storeys (24m)
- iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street A.

17. Section Number 13.4 of the Residential R9 (R9) Zone is amended by adding the following Special Provision:

R9-3(**) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard and Exterior Side Yard Depth (m)
(Minimum): 1.0 metres (3.3 feet)
(Maximum): 4.0 metres (13.1 feet)
- ii) Density
(Minimum): 30 units per hectare
(Maximum): 100 units per hectare
- iii) Height
(Minimum): 2 Storeys
(Maximum): 9 Storeys (32m)
- iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street A.

18. Section Number 13.4 of the Residential R9 (R9) Zone is amended by adding the following Special Provision:

R9-3(***) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard and Exterior Side Yard Depth (m)
(Minimum): 1.0 metres (3.3 feet)
(Maximum): 4.0 metres (13.1 feet)
- ii) Density
(Minimum): 30 units per hectare
(Maximum): 100 units per hectare

- iii) Height
(Minimum): 2 Storeys
(Maximum): 7 Storeys (24m)
- iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street M.

19. Section Number 29.4 of the Convenience Commercial (CC6) Zone is amended by adding the following Special Provision:

- CC6(*) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
 - i) Section 29.3(3) does not apply to this development.
 - ii) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the R8-4(*) Zone shall apply if dwelling units are included in the building.
 - iii) Front Yard and Exterior Side Yard Depth (m)
(Minimum) 1.0 metres (3.3 feet)
(Maximum) 4.0 metres (13.1 feet)
 - iv) Building Orientation – The principle entrance shall be oriented to Colonel Talbot Road or at the corner of Colonel Talbot Road and future Street A.

20. Section Number 29.4 of the Convenience Commercial (CC6) Zone is amended by adding the following Special Provision:

- CC6(**) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Permitted Uses:
 - i) Convenience service establishments without a drive-through facility;
 - ii) Convenience stores without a drive-through facility;
 - iii) Personal service establishments without a drive-through facility;
 - iv) Food stores without a drive-through facility;
 - v) Restaurants, take-out, without a drive-through facility;
 - vi) Brewing on Premises Establishment;
 - vii) Convenience business service establishments without drive-through facilities;
 - viii) Day care centres without drive-through facilities;
 - ix) Studios without drive-through facilities;
 - x) Bake shops without drive-through facilities;
 - xi) Commercial schools without drive-through facilities;
 - xii) Florist shops without drive-through facilities;
 - xiii) Pharmacies without drive-through facilities;
 - xiv) Restaurants, eat-in without drive-through facilities.
 - b) Regulations:
 - i) Section 29.3(3) does not apply to this development.
 - ii) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the R8-4(***) Zone shall apply if dwelling units are included in the building.

- iii) Front Yard and Exterior Side Yard Depth (m)

(Minimum)	1.0 metres (3.3 feet)
(Maximum)	4.0 metres (13.1 feet)
- iv) Building Orientation – The principle entrance shall be oriented to Street A or at the corner of Street A and Street D.

21. Section Number 29.4 of the Convenience Commercial (CC6) Zone is amended by adding the following Special Provision:

CC6(***) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Section 29.3(3) does not apply to this development.
- ii) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the R9-3(*) Zone shall apply if dwelling units are included in the building.
- iii) Front Yard and Exterior Side Yard Depth (m)

(Minimum)	1.0 metres (3.3 feet)
(Maximum)	4.0 metres (13.1 feet)
- iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street A.

22. Section Number 33.4 of the Neighbourhood Facility (NF) Zone is amended by adding the following Special Provision:

NF1(*) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the R8-4(***) Zone shall apply if dwelling units are included in the building.
- ii) Front Yard and Exterior Side Yard Depth (m)

(Minimum):	1.0 metres (3.3 feet)
(Maximum):	4.0 metres (13.1 feet)
- iii) Building Orientation – The principle entrance shall be oriented to Street A or at the corner of Street A and Street D.

23. 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.

24. 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 1, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 1, 2019
Second Reading – October 1, 2019
Third Reading – October 1, 2019

