

## Appendix D – Amendments to Zoning By-law Z-1

### Area 1 in Appendix “A”

Bill No.(number to be inserted by Clerk’s Office)  
2020

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located along the  
Hamilton Road Corridor.

WHEREAS The Corporation of the City of London applied to rezone an area of land located along the Hamilton Road Corridor, as shown on the maps attached to this by-law, 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) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1-399, 60-384, 603-945, 610-940 Hamilton Road, 453 Bathurst Street, 245, 265 Maitland Street, 495 Horton Street, 580 Grey Street, 170 Adelaide Street North, 10 Elm Street, 152 Pine Lawn Avenue, and 123 East Street, as shown on the attached maps, comprising part of Key Map Nos. A107 and A108, from the existing zoning (various) to a Business District Commercial Special Provision Zone (BDC( )H13).
- 2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:
  - ) BDC( )H13
    - a) Permitted Uses
      - i) Any uses permitted in the BDC1 or BDC2 zone variations.
      - ii) Apartment buildings, including dwelling units on all portions of the ground floor.
    - b) Regulations
      - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
      - ii) Building Entrances A building entrance will be located on Hamilton Road.
      - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
      - iv) Notwithstanding ii) and iii), for the property at 495 Horton Street:
        - a. A building entrance will be located on Horton Street, and a building entrance will not be required on Hamilton Road.

- b. The lot line abutting Horton Street shall be interpreted as the front lot line.

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.

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 January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

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



Zoning as of November 29, 2019

File Number: OZ-8997 Map 1  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

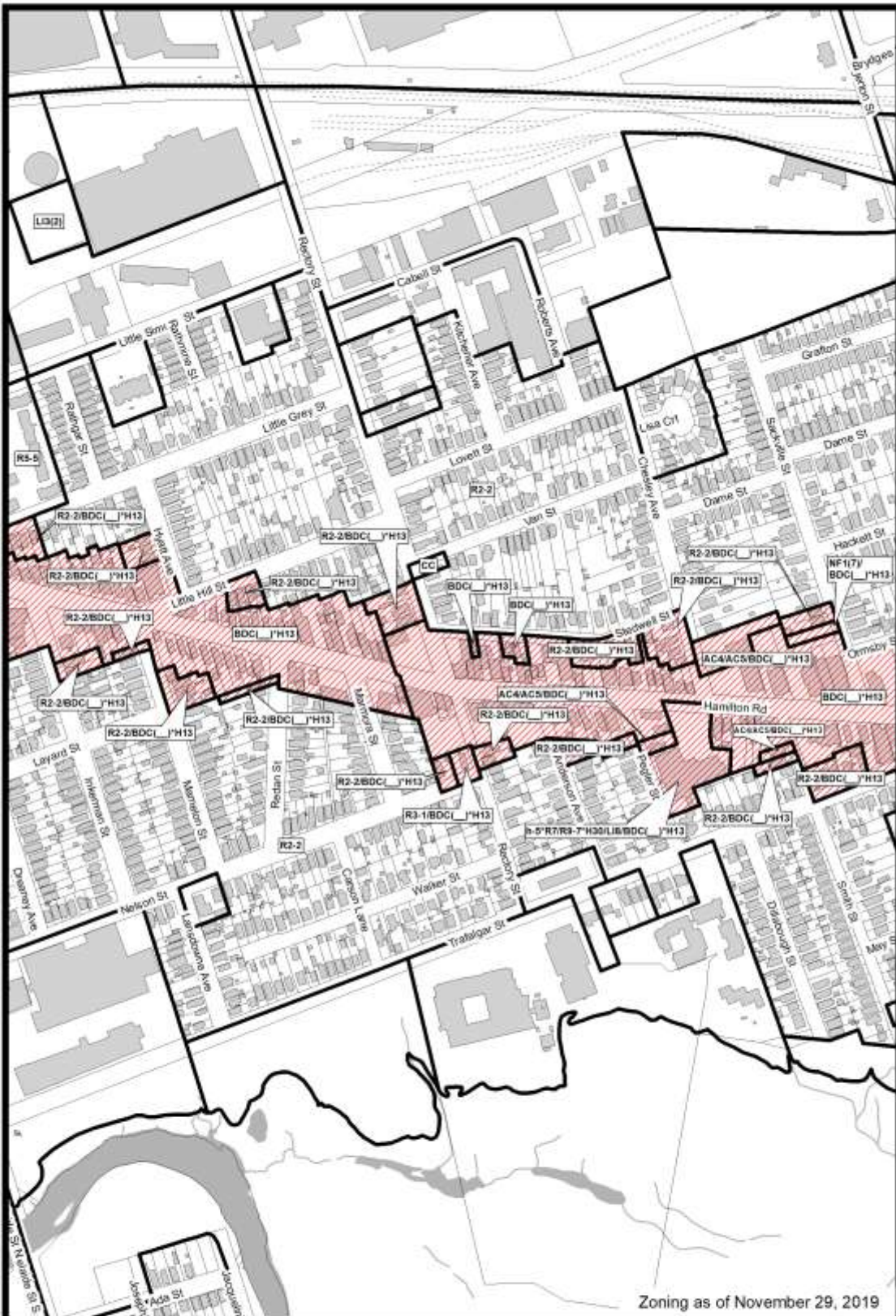
SUBJECT SITE 

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




File Number: OZ-8997 Map 2  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

SUBJECT SITE 

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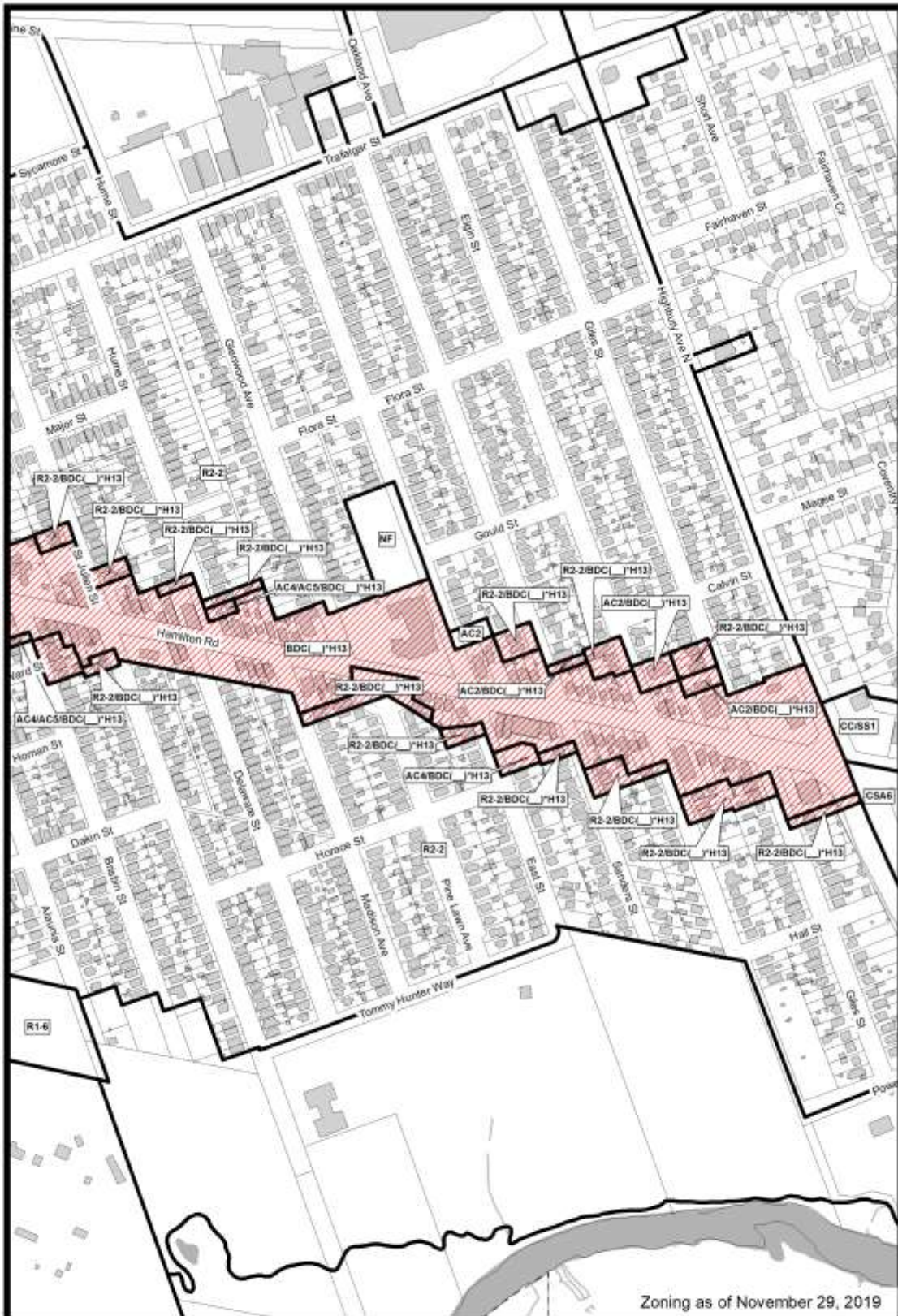
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of November 29, 2019

<p>File Number: OZ-8997 Map 3 Planner: MK Date Prepared: 2019/12/09 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of November 29, 2019

File Number: OZ-8997 Map 4  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

SUBJECT SITE 

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0 25 50 100 150 200 Meters



**Area 2 in Appendix "A"**

Bill No.(number to be inserted by Clerk's Office)  
2020

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located along the Hamilton Road Corridor.

WHEREAS The Corporation of the City of London applied to rezone an area of land located along the Hamilton Road Corridor, as shown on the maps attached to this by-law, 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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 407-601, 414-608 Hamilton Road, 109 Rectory Street, and 209 Egerton Street, as shown on the maps attached to this by-law, comprising part of Key Map No. A108, from the existing zoning (various) to a Business District Commercial Special Provision Zone (BDC( )H13).
- 2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:
  - ) BDC( )H13
- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 407-601, 414-608 Hamilton Road, 109 Rectory Street, and 209 Egerton Street, as shown on the attached maps, comprising part of Key Map No. A108, from the existing zoning (various) to a Business District Commercial Special Provision Zone (BDC( )H13).
- 2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:
  - ) BDC( )H13
    - a) Permitted Uses
      - i) Any uses permitted in the BDC1 or BDC2 zone variations
    - b) Location of Permitted Uses
      - i) Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above
    - c) Regulations
      - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
      - ii) Building Entrances A building entrance will be located on Hamilton Road.
      - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.

- iv) A minimum of 60% of the Hamilton Road building facade on the first storey of new buildings shall include façade openings.
- v) Notwithstanding ii), iii) and iv), for the property at 209 Egerton Street:
  - a. A building entrance will be located on Trafalgar Street, and a building entrance will not be required on Hamilton Road.
  - b. The lot line abutting Trafalgar Street shall be interpreted as the front lot line.
  - c. A minimum of 60% of the Trafalgar Street building façade on the first storey of new buildings shall include façade openings.

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.

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 January 14, 2020.

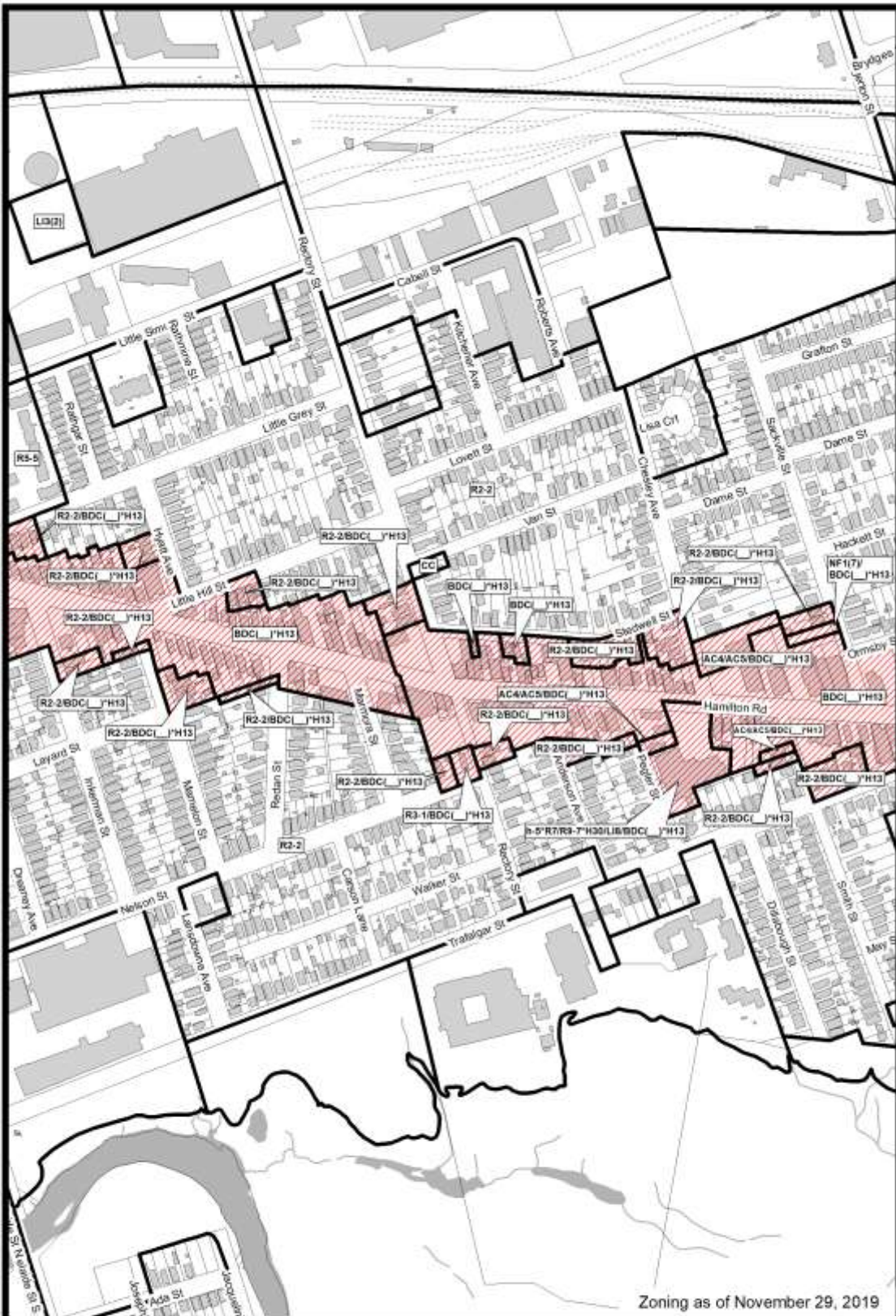
Ed Holder  
Mayor

Catharine Saunders  
City Clerk


First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020



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




File Number: OZ-8997 Map 2  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

SUBJECT SITE 

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



Zoning as of November 29, 2019

File Number: OZ-8997 Map 3  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

SUBJECT SITE 

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**Area 3 in Appendix “A”**

Bill No.(number to be inserted by Clerk's Office)  
2020

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located north and south of the Hamilton Road Corridor.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located to the north and south of the Hamilton Road Corridor, as shown on the maps attached to this by-law, 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) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 485 Horton Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, and 129-137 Giles Street, as shown on the attached maps, comprising part of Key Map Nos. A107 and A108, from the existing Residential R2 (R2-2) Zone to a Business District Commercial Special Provision Zone (BDC( )H13).

2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

) BDC( )H13

a) Permitted Uses

i) Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Hamilton Road.

ii) Apartment buildings, including dwelling units on all portions of the ground floor are permitted if the building fronts onto Hamilton Road.

b) Regulations

i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.

ii) Building Entrances A building entrance will be located on Hamilton Road.

iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.

iv) A minimum of 1 metre depth of landscaped open space is required for all lot lines abutting a Residential Zone, with landscaped open space restricted to grass, flowers, shrubbery and other landscaping.

- v) Notwithstanding a) i), and c) ii) and iii), for the property at 485 Horton Street:
  - a. Any uses permitted in the BDC1 or BDC2 zone variations, are permitted if the building fronts onto Horton Street.
  - b. Apartment buildings, including dwelling units on all portions of the ground floor, are permitted if the building fronts onto Horton Street.
  - c. A building entrance will be located on Horton Street, and a building entrance will not be required on Hamilton Road.
  - d. The lot line abutting Horton Street shall be interpreted as the front lot line.

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.

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 January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

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



Zoning as of November 29, 2019

File Number: OZ-8997 Map 1  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

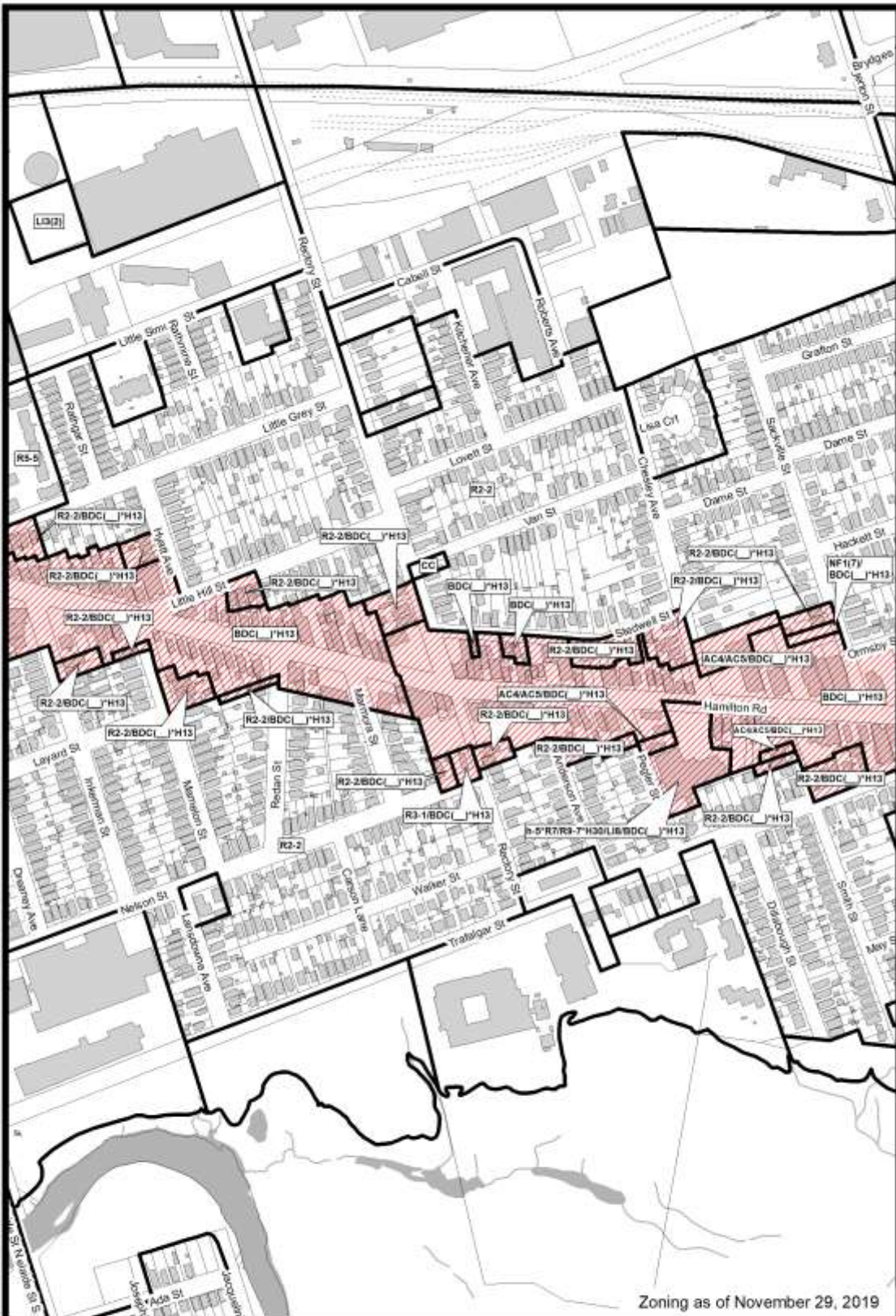
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: OZ-8997 Map 2  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

SUBJECT SITE 

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



Zoning as of November 29, 2019

File Number: OZ-8997 Map 3  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

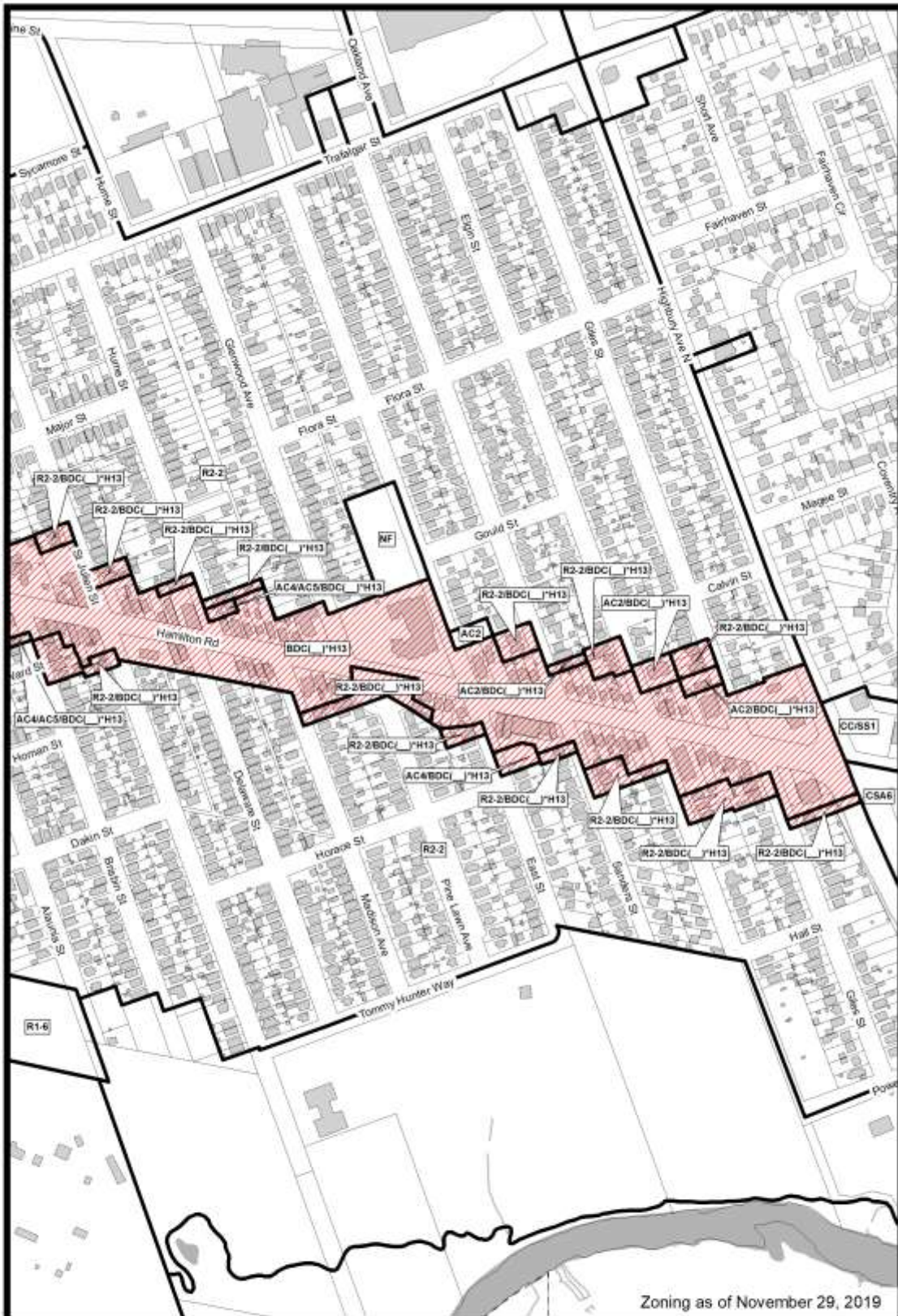
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of November 29, 2019

File Number: OZ-8997 Map 4  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

SUBJECT SITE 

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**Area 4 in Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2020

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located north and south of Hamilton Road.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located north and south of the Hamilton Road Corridor as shown on the maps attached to this by-law, 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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 90-92, 111-113, Rectory Street, 821-871 Stedwell Street, 60, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, 217-227 Egerton Street, as shown on the attached maps comprising part of Key Map No. A108, from the existing zoning (various) to add a Business District Commercial Special Provision (BDC( )H13) Zone to the existing zoning.
- 2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:
  - ) BDC( )H13
    - a) Permitted Uses
      - i) Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Hamilton Road.
    - b) Location of Permitted Uses
      - i) Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above.
    - c) Regulations
      - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
      - ii) Building Entrances                      A building entrance will be located on Hamilton Road.
      - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
      - iv) A minimum of 60% of the Hamilton Road building facade on the first storey of new buildings shall include façade openings.

- v) A minimum of 1 metre depth of landscaped open space is required for all lot lines abutting a Residential Zone, with landscaped open space restricted to grass, flowers, shrubbery and other landscaping
- vi) Notwithstanding a) i), and c) ii), iii) and iv), for the properties at 197, 217-227 Egerton Street:
  - a. Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Trafalgar Street.
  - b. A building entrance will be located on Trafalgar Street, and a building entrance will not be required on Hamilton Road.
  - c. The lot line abutting Trafalgar Street shall be interpreted as the front lot line.
  - d. A minimum of 60% of the Trafalgar Street building façade on the first storey of new buildings shall include façade openings.

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.

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.

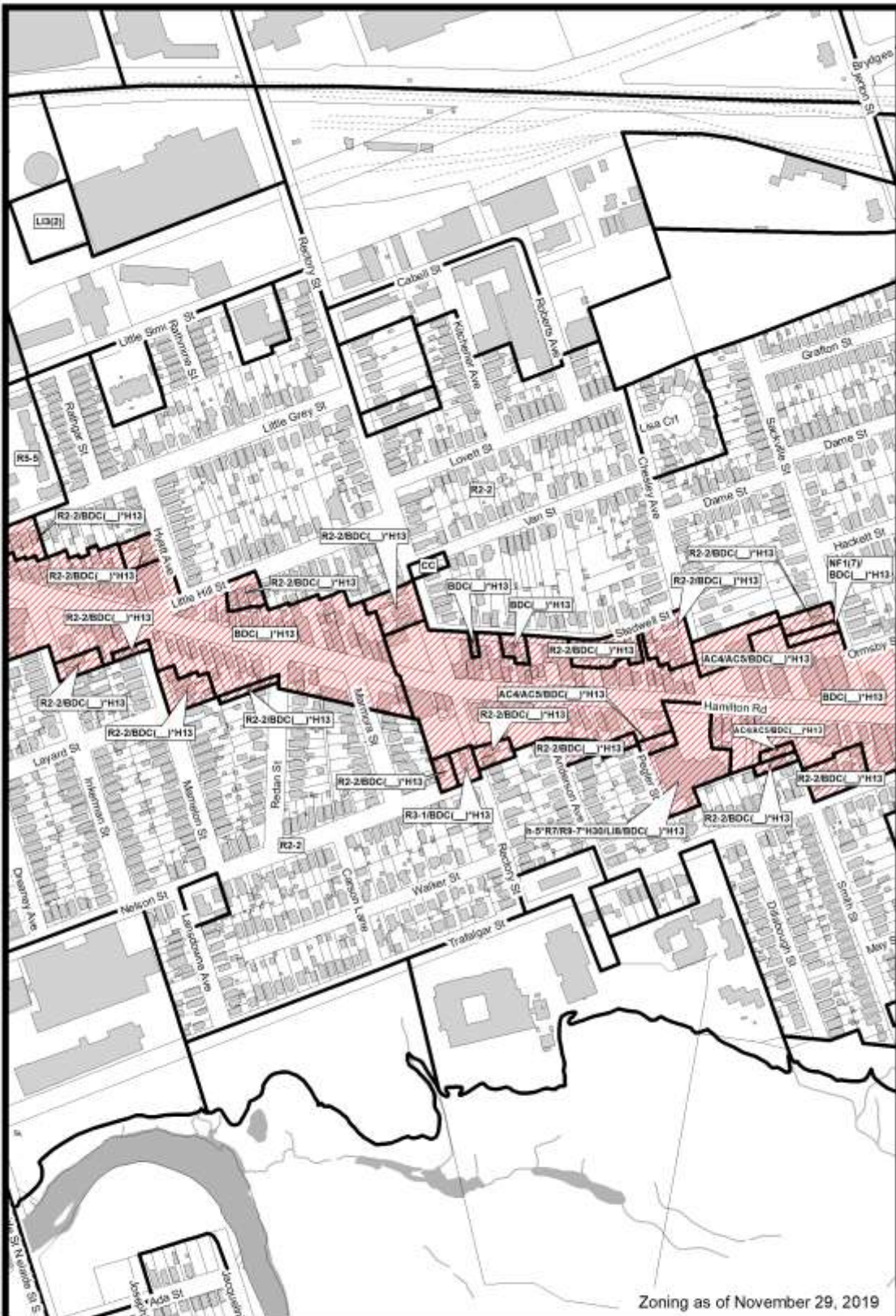
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor


Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

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




File Number: OZ-8997 Map 2  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

SUBJECT SITE 

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



File Number: OZ-8997 Map 3  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

**SUBJECT SITE** 

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