

Bill No.
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone an area of 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, 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;

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 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()

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.

3. 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 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

Schedule "A"



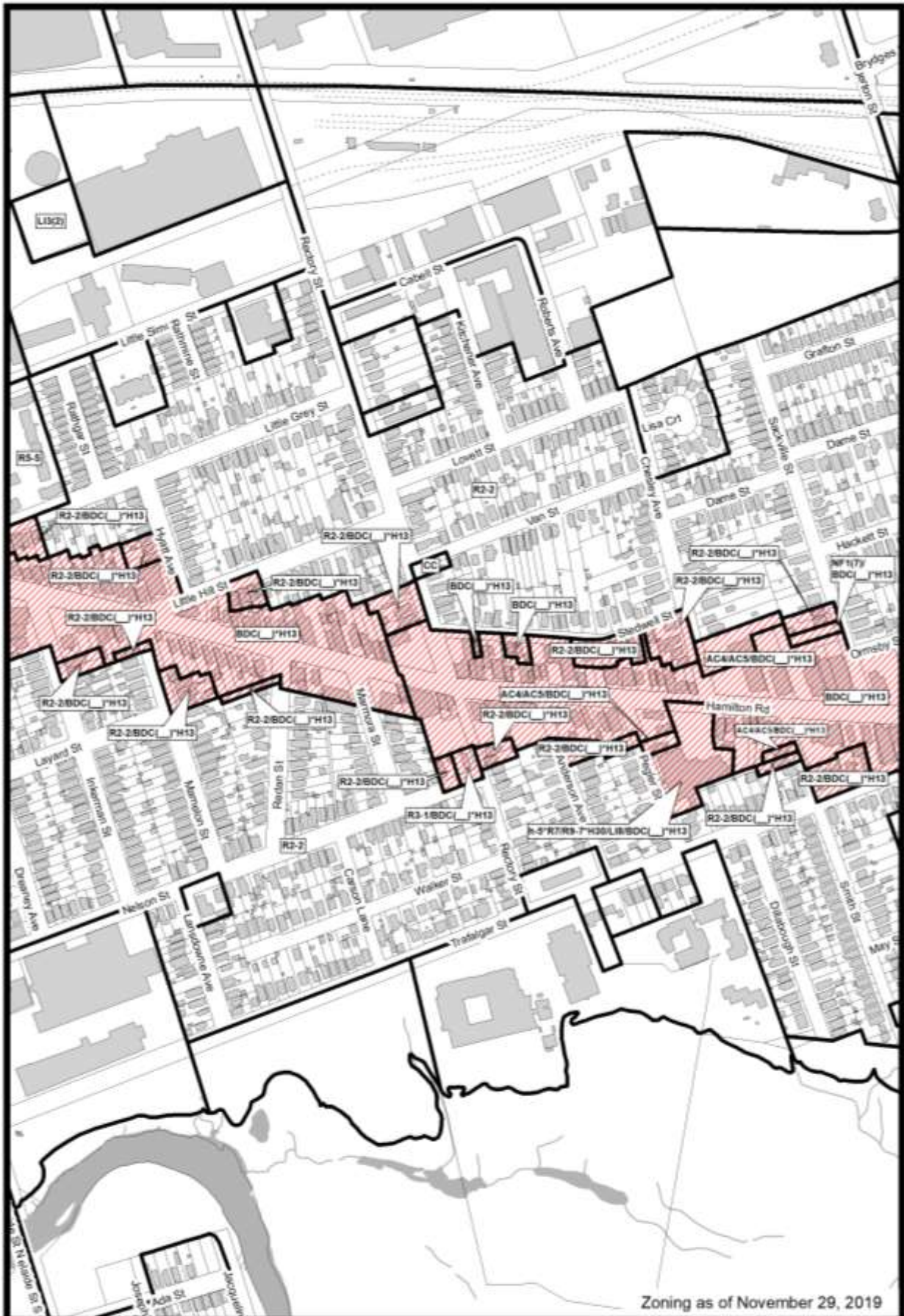
File Number: OZ-8997 Map 1
Planner: MK
Date Prepared: 2019/12/09
Technician: MB
By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters





File Number: OZ-8997 Map 2

Planner: MK

Date Prepared: 2019/12/09

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters





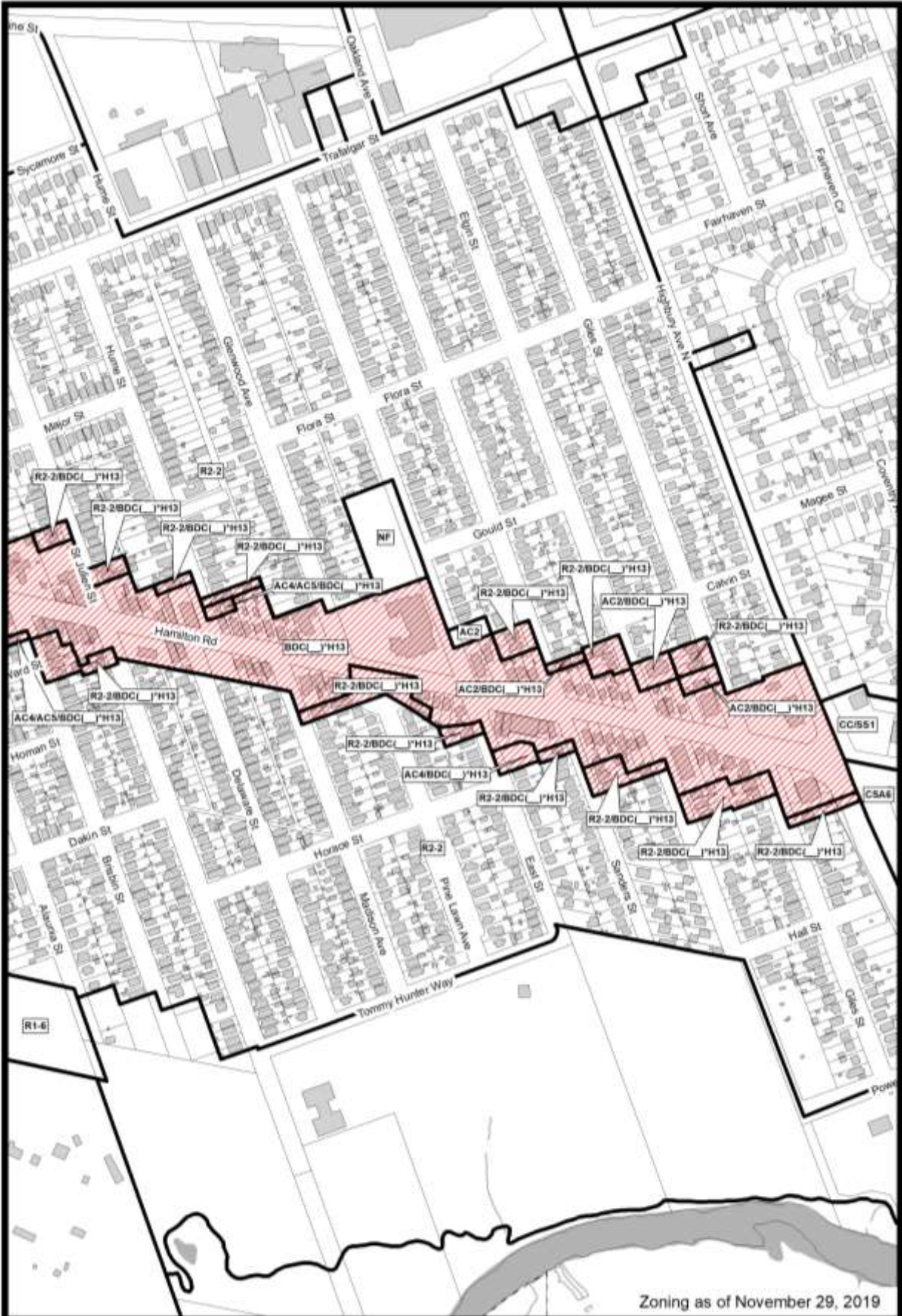
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 Planner: MK
 Date Prepared: 2019/12/09
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters





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

