

Bill No. 49
2020

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

A by-law to amend By-law No. Z.-1 to rezone lands located 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, 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 # 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 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(_)

- 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.

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.

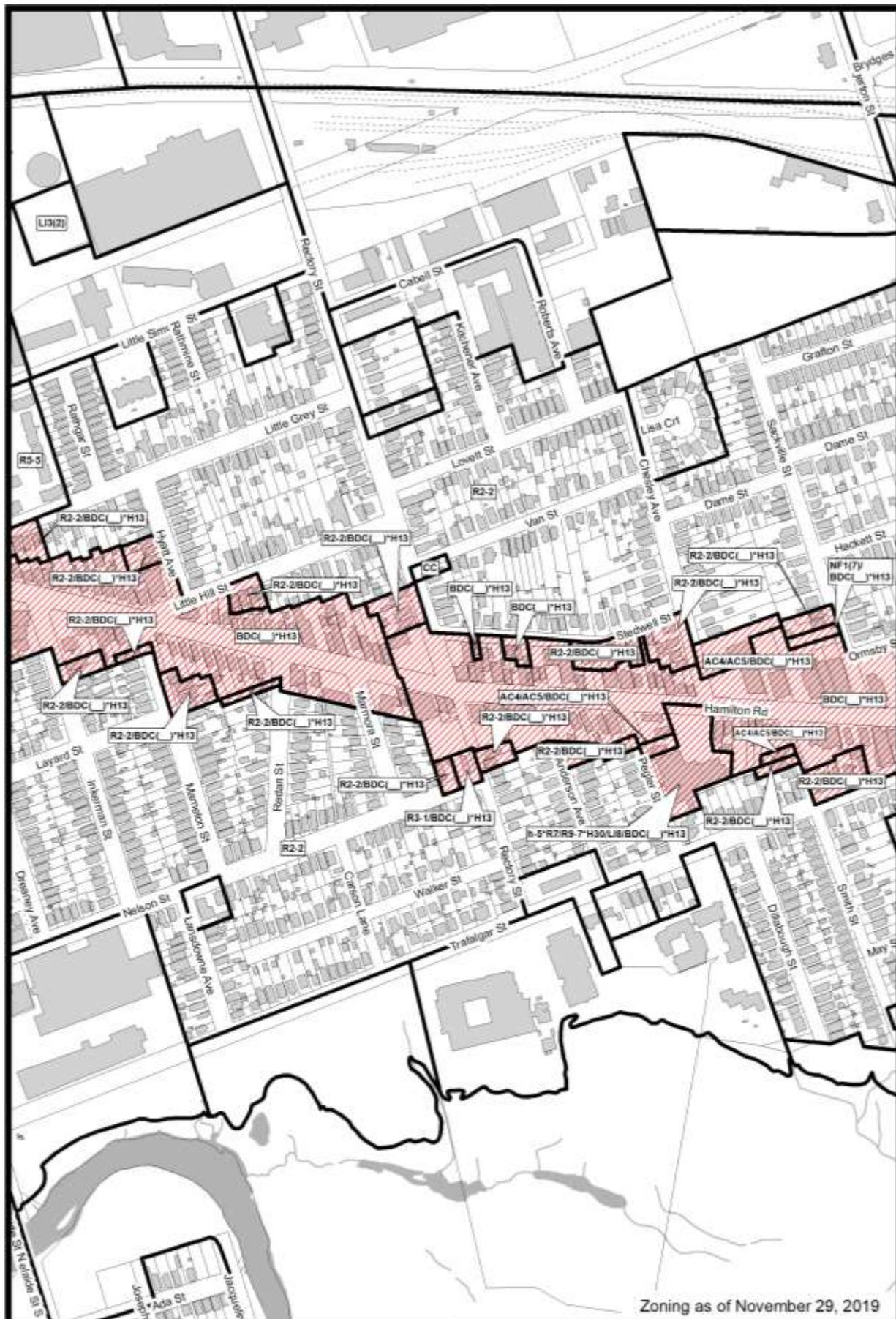
PASSED in Open Council on January 14, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

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

Schedule "A"
Map 1



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



