

Bill No. 131  
2013

By-law No. Z.-1-132170

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2825 Tokala Trail.

WHEREAS an application has been received to rezone an area of land located at 2825 Tokala Trail, 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;

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 2825 Tokala Trail, as shown on the attached map comprising part of Key Map No. 2, on the north part of the property **from** an Urban Reserve (UR3) Zone **to** a Holding Residential R9 Special Provision/Holding Convenience Commercial Special Provision (h-120•R9-7(17)•H30/CC6(4) Zone, and on the south part of the property **from** an Urban Reserve (UR3) Zone **to** a Holding Neighbourhood Shopping Area Special Provision (h-120•NSA5(6)) Zone.

2. Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

R9-7(17)

- a) Additional Permitted Uses
  - i) Townhouse or Stacked Townhouse
- b) Regulations
  - i) Density (minimum) 125uph  
(50.59 units/acre)
  - ii) Density (maximum) 150 uph  
(60.73 units/acre)
  - iii) Yard Depth Abutting the Commercial Zone to the South (min) 0.0 m
  - iv) Yard Depth Abutting Dalmagarry Road and Tokala Trail (max) 5.0 m (16.4 ft.)
  - v) East Yard Depth (min) 5.0 m (16.4 ft.)

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

CC6(4)

- a) Regulations
  - i) Convenience Commercial uses are restricted to a location in the ground floor of an apartment building, oriented to a future or existing commercial development on lands to the immediate south.
  - ii) the regulations of the R9-7(\*) Zone, and of Section 29.3 2) shall apply
  - iii) Total Gross Floor Area (max) 1,050 m<sup>2</sup>  
(11,302.48 sq. ft.)

4. Section Number 23.4 of the Neighbourhood Shopping Area (NSA5) Zone is amended by adding the following Special Provision:

NSA5(6)

- |      |  |   |
|------|--|---|
| a)   | Regulations  |   |
| i)   | Yard Depth Abutting the Residential Zone   | 7.0 m (22.97 feet)                          |
| ii)  | East Yard Depth (min)  | 5.0 m (16.4 feet)                           |
| iii) | Gross Floor Area (max) for a maximum of one individual use other than food stores or restaurants | 1,000 m <sup>2</sup><br>(10,763.92 sq.ft.)  |
| iv)  | Gross Floor Area (max)   | 6,000 m <sup>2</sup><br>(64,585.58 sq. ft.) |
| v)   | Parking shall not be permitted between any building or structure and any road allowance          |   |

5. 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.

6. 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.

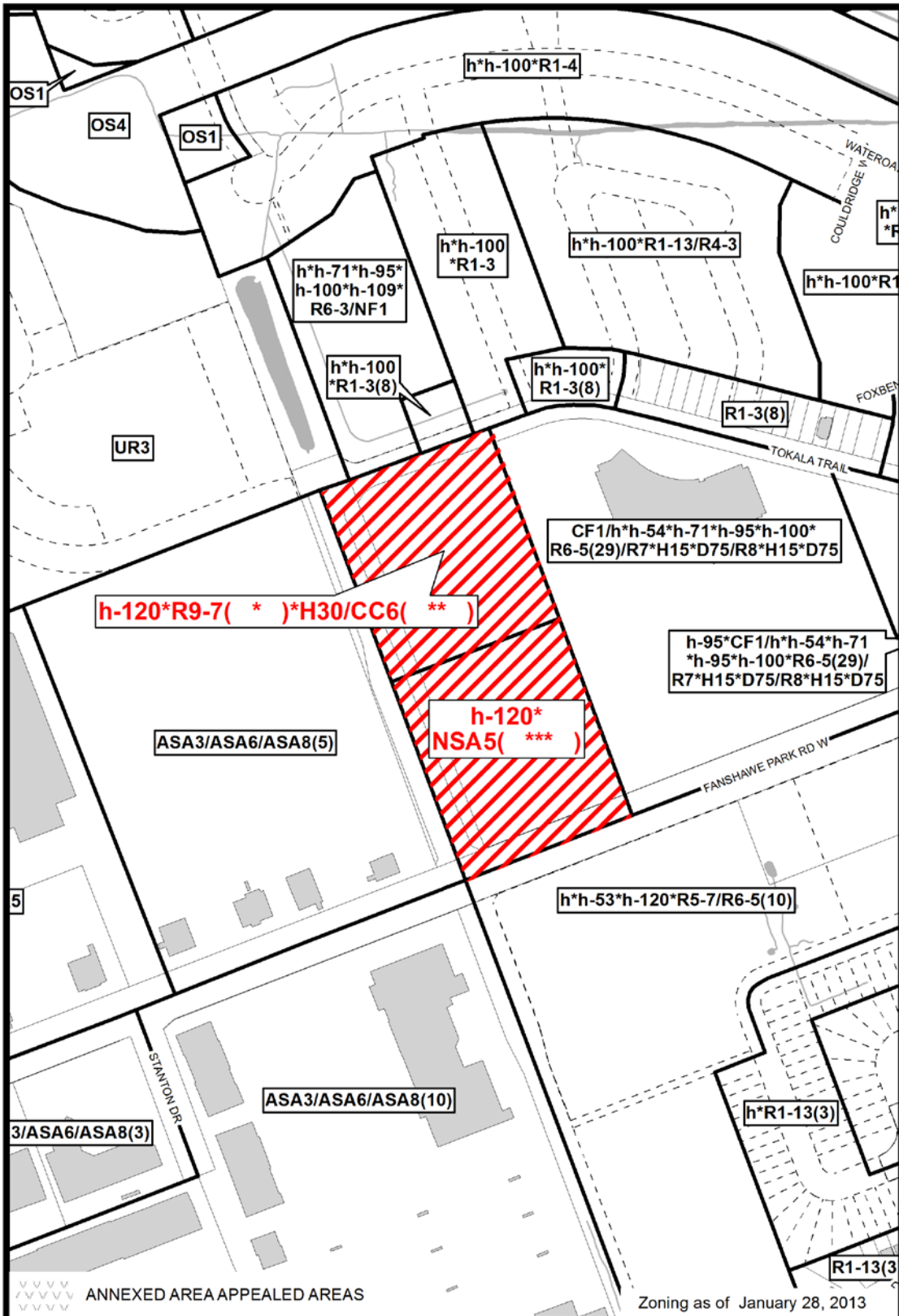
PASSED in Open Council on March 5, 2013.

Joe Fontana  
Mayor


Catharine Saunders  
City Clerk

First Reading - March 5, 2013  
Second Reading – March 5, 2013  
Third Reading - March 5, 2013

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



File Number: OZ-8115  
 Planner: BD  
 Date Prepared: 2013/02/13  
 Technician: CK  
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,700

0 15 30 60 90 120  
 Meters

