

Bill No. 298
2020

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

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street.

WHEREAS The Corporation of the City of London has applied to rezone an area of land located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, as shown on the map 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 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3/Residential R7/Residential R9 (R3-1/R7*D150*H24/R9-7*H24) Zone and Holding Residential R7/Residential R9/Regional Facility (h-5*R-7*D150*H12/R9-3*H12/RF) Zone **TO** a Holding Residential R8 Special Provision (h*h-5*R8-4(*)) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(**)) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(***)) Zone, a Holding Residential R4 Special Provision/Residential R8 Special Provision (h*h-5*R4-6(*)/R8-4(***)) Zone, and an Open Space Special Provision (OS1(*)) Zone.

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

R4-6(*)	Old Victoria Hospital Lands Phase II	
a)	Regulations	
i)	Front and Exterior Side Yard Depth (Minimum)	2.0 m (6.6 ft)
ii)	Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
iii)	Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater
iv)	Residential Garage Width (Maximum)	50% of the building façade

3. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(*)	Old Victoria Hospital Lands Phase II	
a)	Additional Permitted Uses	
i)	Offices;	
ii)	Medical/dental offices;	
iii)	Clinics;	
iv)	Day care centres;	
v)	Studios;	
vi)	Convenience stores;	
vii)	Pharmacies;	

- viii) Financial institutions;
- ix) Personal service establishments;
- x) Restaurant, eat-in;
- xi) Business service establishments;
- xii) Hotel within existing buildings;
- xiii) Craft brewery;
- xiv) Artisanal workshop

b) Regulations

- i) Non-residential uses are restricted to the first and second floor, with the exception of existing buildings which have no limit on the amount or location of non-residential floor area permitted within them.
- ii) Front and Exterior Side Yard Depth (Minimum) 1.0 m (3.2 ft) or as existing for existing buildings
- iii) Front and Exterior Side Yard Depth (Maximum) 3.0 m (9.8 ft) or as existing for existing buildings
- iv) Rear Yard Depth (Minimum) 3.0 m (9.8 ft) or as existing for existing buildings
- v) Interior Side Yard Depth (Minimum) 2.0 m (6.6 ft) or as existing for existing buildings
- vi) Yard Depth Between R8-4 Zones (Minimum) 0 m (0 ft)
- vii) Landscaped Open Space (Minimum) 20% or as existing for existing buildings
- viii) Lot Coverage (Maximum) 80%
- ix) Building Height (Minimum) 9.0 m (29.5 ft)
- x) Building Height (Maximum) 34.5 m (113 ft) or 11 storeys, whichever is greater
- xi) Density (Minimum) 50 UPH
- xii) Parking for Residential Uses (Minimum) 0.5 spaces per unit
- xiii) Parking for All Uses Within Existing Buildings (Minimum) 0 spaces
- xiv) Podium Height (Minimum) 3 storeys
- xv) Podium Height (Maximum) 4 storeys
- xvi) Tower Step Back Beyond the 4th Storey (Minimum) 3 m (9.8 ft)

4. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(**) Old Victoria Hospital Lands Phase II

a) Additional Permitted Uses

- i) Offices;
- ii) Medical/dental offices;
- iii) Clinics;
- iv) Day care centres;

- v) Studios;
- vi) Convenience stores;
- vii) Pharmacies;
- viii) Financial institutions;
- ix) Personal service establishments;
- x) Restaurant, eat-in;
- xi) Business service establishments;
- xii) Hotel within existing buildings;
- xiii) Craft brewery;
- xiv) Artisanal workshop

b) Regulations

- | | | |
|--------|---|---|
| i) | Front and Exterior Side Yard Depth (Minimum) | 1.0 m (3.2 f) |
| ii) | Front and Exterior Side Yard Depth (Maximum) | 3.0 m (9.8 ft) |
| iii) | Rear Yard Depth (Minimum) | 3.0 m (9.8 ft) |
| iv) | Interior Side Yard Depth (Minimum) | 2.0 m (6.6 ft) |
| v) | Landscaped Open Space (Minimum) | 20% |
| vi) | Lot Coverage (Maximum) | 80% |
| vii) | Building Height (Minimum) | 9.0 m (29.5 ft) |
| viii) | Building Height (Maximum) | 34.5 m (113 ft) or 11 storeys, whichever is greater |
| ix) | Density (Minimum) | 50 UPH |
| x) | Parking for Residential Uses (Minimum) | 0.5 spaces per unit |
| xvii) | Podium Height (Minimum) | 3 storeys |
| xviii) | Podium Height (Maximum) | 4 storeys |
| xix) | Tower Step Back Beyond the 4th Storey (Minimum) | 3 m (9.8 ft) |

5. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(***) Old Victoria Hospital Lands Phase II

a) Additional Permitted Uses

- i) Hotel within existing buildings;
- ii) Day care centres;
- iii) Libraries;
- iv) Post office depots;
- v) Private schools

b) Regulations

- | | | |
|------|--|--|
| i) | Front and Exterior Side Yard Depth (Minimum) | 1.0 m (3.2 ft) or as existing for existing buildings |
| ii) | Front and Exterior Side Yard Depth (Maximum) | 3.0 m (9.8 ft) or as existing for existing buildings |
| iii) | Rear Yard Depth (Minimum) | 3.0 m (9.8 ft) or as existing for existing buildings |

iv)	Interior Side Yard Depth (Minimum)	2.0 m (6.6 ft) or as existing for existing buildings
v)	Yard Depth Between R8-4 Zones (Minimum)	0 m (0 ft)
vi)	Landscaped Open Space (Minimum)	20% or as existing for existing buildings
vii)	Lot Coverage (Maximum)	80%
viii)	Building Height (Minimum)	9.0 m (29.5 ft)
ix)	Building Height (Maximum)	25.5 m (83.7 ft) or 8 storeys, whichever is greater
x)	Density (Minimum)	30 UPH
xi)	Parking for Residential Uses (Minimum)	0.5 spaces per unit
xii)	Parking for All Uses Within Existing Buildings (Minimum)	0 spaces
xx)	Podium Height (Minimum)	3 storeys
xxi)	Podium Height (Maximum)	4 storeys
xxii)	Tower Step Back Beyond the 4th Storey (Minimum)	3 m (9.8 ft)

6. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(****)	Old Victoria Hospital Lands Phase II	
a)	Permitted Uses	
i)	Stacked townhouses	
b)	Regulations	
i)	Front and Exterior Side Yard Depth (Minimum)	1.0 m (3.2 ft)
ii)	Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
iii)	Rear Yard Depth (Minimum)	3.0 m (9.8 ft)
iv)	Interior Side Yard Depth (Minimum)	2.0 m (6.6 ft)
v)	Landscaped Open Space (Minimum)	20%
vi)	Lot Coverage (Maximum)	80%
vii)	Building Height (Minimum)	9.0 m (29.5 ft)
viii)	Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater
ix)	Density (Minimum)	15 UPH
x)	Density (Maximum)	75 UPH
xi)	Parking for Residential Uses (Minimum)	1 space per unit
xii)	Residential Garage Width (Maximum)	50% of the building width

7. Section Number 36.4 of the Open Space (OS1) Zone is amended by adding the following Special Provision:

- OS1(*) Old Victoria Hospital Lands Phase II
 - a) Regulations
 - i) Lot Area (Minimum) 1,350 sq m
(14,531.28 sq ft)

8. 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.

9. 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.

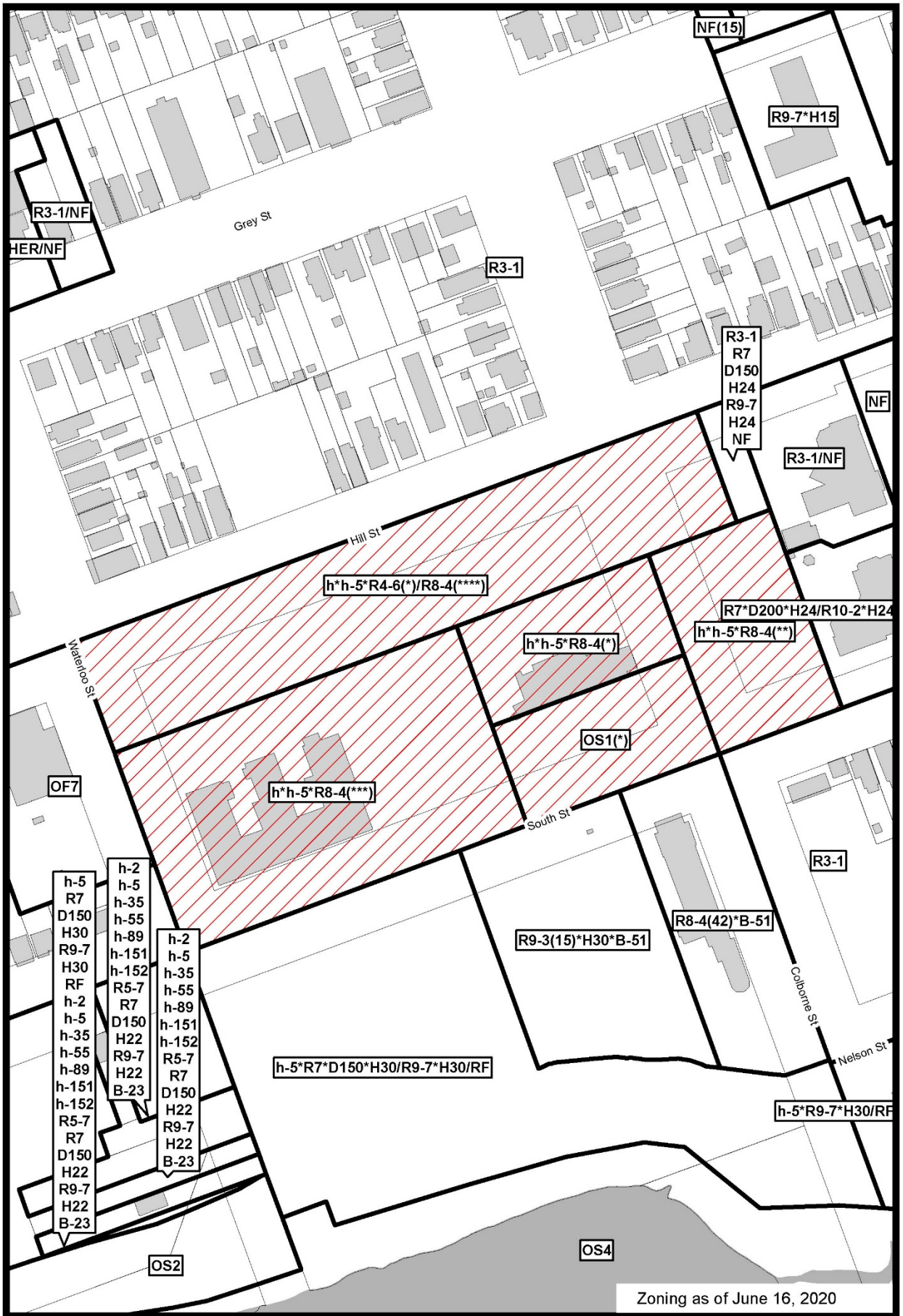
PASSED in Open Council on September 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

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



Zoning as of June 16, 2020

File Number: Z-9224
 Planner: CL
 Date Prepared: 2020/08/26
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

