

Bill No. 35  
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 370 South Street and 124 Colborne Street.

WHEREAS Vision SoHo Alliance have applied to rezone an area of land located at 370 South Street and 124 Colborne Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 a portion of the lands located at 370 South Street, from a Holding Residential R8 Special Provision (h\*h-5\* R8-4(56) Zone and Holding Residential R8 Special Provision (h\*h-5\*R8-4(58)) Zone to a Holding Residential R4 Special Provision/Residential R8 Special Provision (h\*h-5\*R4-6(13)/R8-4(59)) Zone.
- 2) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of the lands located at 370 South Street, from a Holding Residential R8 Special Provision (h\*h-5\* R8-4(56) Zone to a Holding Residential R8 Special Provision (h\*h-5\*/R8-4(58)) Zone.
- 3) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of the lands located at 370 South Street, from a Open Space Special Provision (OS1(8)) Zone to a Holding Residential R8 Special Provision (h\*h-5\* R8-4(56) Zone.
- 4) Section Number 12.4 of the Residential R8 Zone – R8-4(56) Old Victoria Hospital Lands Phase II - is amended by replacing the following within b) Regulations under the existing special provision, with the new regulations below:

xi) Density (minimum) (no maximum)	50 UPH
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- 5) Section Number 12.4 of the Residential R8 Zone – R8-4(57) Old Victoria Hospital Lands Phase II - is amended by adding the following to b) Regulations under the existing special provision:

_) Front Lot Line	Notwithstanding Section 2 of this by-law, for 124 Colborne Street - Colborne Street is recognized as the front lot line.
_) Parking for commercial uses (minimum)	0
_) Yard Encroachments	Notwithstanding Section 4.27 of this by-law yard encroachments up to 0.0m from the lot line are permitted for balconies, architectural features, terraces , patios, porches and canopies.

- 6) Section Number 12.4 of the Residential R8 Zone – R8-4(57) Old Victoria Hospital Lands Phase II - is amended by replacing the following within b) Regulations under the existing special provision, with the new regulations below:

iv) Rear Yard Depth (minimum)	2.0 m
iv) Interior Side Yard Depth (minimum)	0.0 m
iv) Landscaped Open Space (minimum)	16.4 %
ix) Density (minimum) (no maximum)	50 UPH

- 7) Section Number 12.4 of the Residential R8 Zone – R8-4(58) Old Victoria Hospital Lands Phase II - is amended by adding the following to b) Regulations under the existing special provision:

_ ) Front Lot Line	Notwithstanding Section 2 of this by-law, for 370 South Street – South Street is recognized as the front lot line.
_ ) Yard Encroachments	Notwithstanding Section 4.27 of this by-law yard encroachments up to 0.0m from the lot line are permitted for balconies, architectural features, terraces, patios, porches and canopies.

- 8) Section Number 12.4 of the Residential R8 Zone – R8-4(58) Old Victoria Hospital Lands Phase II - is amended by replacing the following within b) Regulations under the existing special provision, with the new regulations below:

x) Density (minimum) (no maximum)	30 UPH
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- 9) Section Number 12.4 of the Residential R8 Zone – R8-4(59) Old Victoria Hospital Lands Phase II - is amended by adding the following to a) Permitted Uses under the existing special provision:

ii) Apartment buildings

- 10) Section Number 12.4 of the Residential R8 Zone – R8-4(59) Old Victoria Hospital Lands Phase II - is amended by adding the following to b) Regulations under the existing special provision:

_ ) Front Lot Line	Notwithstanding Section 2 of this by-law, for 124 Colborne Street - Colborne Street is recognized as the front lot line.
	Notwithstanding Section 2 of this by-law, for 370 South Street - Hill Street is recognized as the front lot line.

_) Rear Yard Depth - 124 Colborne Street (minimum)	2.0 m
_) Interior Side Yard Depth - 124 Colborne Street (minimum)	0.0 m
_) Landscaped Open Space - 124 Colborne Street (minimum)	17.3 %
_) Yard Encroachments	Notwithstanding Section 4.27 of this by-law yard encroachments up to 0.0m from the lot line are permitted for balconies, architectural features, terraces, patios, porches and canopies.

- 11) Section Number 12.4 of the Residential R8 Zone – R8-4(59) Old Victoria Hospital Lands Phase II - is amended by replacing the following within b) Regulations under the existing special provision, with the new regulations below:

xi) Parking for Residential Uses (minimum)	0.5 spaces per dwelling unit
ix) Density (minimum) (no maximum)	15 UPH

- 12) Section Number 12.4 of the Residential R8 Zone – R8-4(59) Old Victoria Hospital Lands Phase II - is amended by removing the following within b) Regulations under the existing special provision:

x) Density (maximum)	75 UPH
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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.

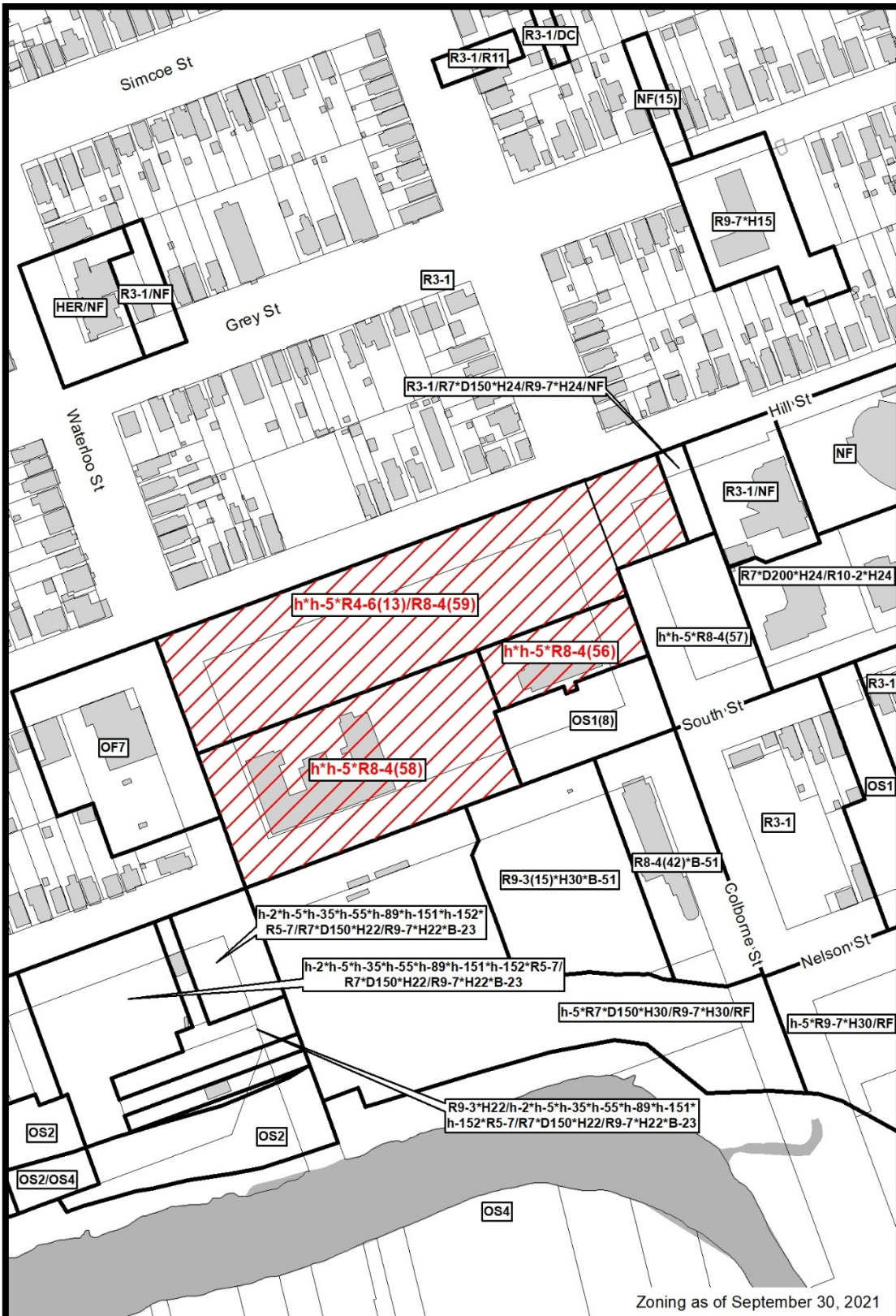
PASSED in Open Council on December 7, 2021.


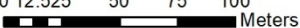

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 7, 2021  
Second Reading – December 7, 2021  
Third Reading – December 7, 2021

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



<p>File Number: OZ-9418                  Planner: LM                  Date Prepared: 2021/10/29                  Technician: MB                  By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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