

Bill No. (number to be inserted by Clerk's Office)  
2013

By-law No. Z.-1-13\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 754 and 764 Waterloo Street and 354 Oxford Street East.

WHEREAS Farhi Holding Inc. has applied to rezone an area of land located at 754 and 764 Waterloo Street and 354 Oxford Street East, 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 754 and 764 Waterloo Street and 354 Oxford Street East, as shown on the attached map comprising part of Key Map A102, **from** a Convenience Commercial/Service Station (CC/SS) Zone and a Residential R2 (R2-2) Zone and a Residential R3/Office Conversion (R3-1/OC5) Zone **TO** a Holding Convenience Commercial Special Provision ((h-(\*))\*h-5\*h-103\*CC6( )) Zone.

2. Section Number 3.8 (2) of the Holding Provisions Section to By-law No. Z.-1 is amended by adding the following holding provision:

h-(\*) Purpose: To ensure landscaping enhancements are implemented within the abutting Oxford Street and Waterloo Street road allowances, the "h-(\*)" symbol shall not be deleted until a development agreement associated with a site plan which provides for the creation of an attractive street edge at this strategic gateway location is entered into with the City of London, to achieve high quality landscaping and the creation of an attractive street edge at this strategic gateway location.

3. Section Number 29 of the Convenience Commercial (CC6) Zone is amended by adding the following Special Provision:

29.4\_ CC6( ) 754 and 764 Waterloo Street and 354 Oxford Street East

a) Regulations

Lot Coverage (maximum)	35%
Maximum GFA for Pharmacy use	948 m2
Number of off-street parking spaces(minimum)	28
Maximum front yard setback	0.8 m
Maximum exterior side yard setback	0.4 m

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 July 30, 2013

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - July 30, 2013  
Second Reading - July 30, 2013  
Third Reading – July 30, 2013