

Bill No. 379
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 1033 Dundas Street.

WHEREAS Drygas Properties Inc. have applied to rezone an area of land located at 1033 Dundas Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 1033 Dundas Street, as shown on the attached map comprising part of Key Map No. A108, from a Business District Commercial (BDC) Zone to a Holding Business District Commercial Special Provision (h-()*BDC()) Zone.
- 2) Section Number 3.8 2) of the Holding "h" Zones section is amended by adding the following Holding Zone:

h-__ Purpose: To ensure there are no land use conflicts between the rail line and the proposed residential uses, the "h-()" shall not be deleted until the owner agrees to implement all noise and vibration attenuation measures, recommended in the noise assessment report acceptable to the City of London.
- 3) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC() 1033 Dundas Street

a) Regulations

- | | | |
|------|-------------------------------|--|
| i) | Front Yard Depth
(Minimum) | 0.0 metres (0.0 feet) |
| ii) | Front Yard Depth
(Maximum) | 2.0 metres (6.5 feet) |
| iii) | Density
(Maximum) | 140 units per hectare |
| iv) | Height
(Maximum) | 5 storeys, or 16.5 metres
(54.13 feet), whichever is less |

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 October 17, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – October 17, 2022
Second Reading – October 17, 2022
Third Reading – October 17, 2022

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



File Number: Z-9513
Planner: EBP
Date Prepared: 2022/08/18
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters

