

Bill No. 381
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 1156 Dundas Street.

WHEREAS McCormick Villages Inc. has applied to rezone an area of land located at 1156 Dundas Street, 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 1156 Dundas Street, as shown on the attached map, **FROM** a Holding Business District Commercial Special Provision (h-5•h-67•h-120•h-149•h-204•h-205•BDC2(11)•D150) Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)) Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•) Zone, a Holding Residential R1 (h-67•h-202•h-203•h-205•R1-2) Zone, and an Open Space (OS1) Zone **TO** a Holding Business District Commercial Special Provision (h•h-5•h-100•h-120•h-149•h-204•h-205•h-•BDC2(11)•D150) Zone, a Holding Residential R6 Special Provision (h•h-5•h-100•h-120•h-149•h-203•h-204•h-205•h-____•h-____•R6-5(41)•H13.5) Zone, a Holding Residential R6 Special Provision (h•h-5•h-100•h-120•h-149•h-203•h-204•h-205•h-____•h-____•R6-5(41)•) Zone, a Holding Residential R4 Special Provision (h•h-5•h-100•h-202•h-203•h-205•h-____•h-____•R4-3()) Zone, and an Open Space (OS1) Zone.
- 2) Section 3.8 of the Holding (h) Zones to By-law No. Z.-1 is amended by adding the following Holding Provisions:

h-____

Purpose: To ensure the Owner/Developer can demonstrate the existing municipal water system is adequate to support the proposed development and if fire flows required are larger than what is identified in Dillons revised report, it would be a responsibility of the developer to upsize any municipal watermain(s) necessary to meet the fire flow demands required for that development, all to the specifications and satisfaction of the City.

h-____

Purpose: To encourage street orientated development for the two medium density blocks, the Owner shall prepare a concept plan to demonstrate how the front façade of the buildings can be oriented towards public streets, parks and open spaces, which will be executed by a future development agreement for Blocks 2 and 3 prior to the removal of the "h-____" symbol.

h-____

Purpose: To ensure that access easements benefiting adjacent landowners be provided to protect the abutting landowners' access to the rear yards of the units, which will be executed by a future development agreement for Block 4 prior to the removal of the "h-____" symbol.

- 3) Section Number 8.4 of the Residential R4 Zone is amended by adding the following special provision:

R4-3()

- a) Regulations
 - i) Lot Frontage (minimum) 6.7 metres
 - ii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

- 4) Section Number 10.4 e) of the Residential R6 Zone is amended by amending the following special provision to read as follows:

R6-5(41) 1156 Dundas Street

- a) Additional Permitted Uses:
 - i) Continuum-of-Care Facility
 - ii) Retirement Homes
 - iii) Senior Citizen apartment buildings
- b) Regulations
 - i) Parking Standard for Senior Citizen Apartment Building (Minimum) 0.25 spaces per unit
 - ii) Parking Standard for Cluster Townhouses (Minimum) 1 parking space per unit
 - iii) Parking Standard for Apartment Buildings (Minimum) 1 parking space per unit
 - iv) Density (Maximum) 125 units per hectare
 - v) Parking Area Setback adjacent to a Pathway Easement (Minimum) 1.5 metres

- 5) Section Number 25.4 of the Business District Commercial Zone is amended by amending the following special provision to read as follows:

BDC2(11) 1156 Dundas Street

- a) Additional Permitted Uses
 - i) Senior Citizen apartment buildings
- b) Regulations
 - i) Front Yard Depth (Minimum) 9 metres (29.5 feet)
 - ii) Building stepback of 3.0 metres above the height of the building as existing on the date of the passage of this by-law
 - iii) Parking Standard for Office uses (Minimum) 1 parking space per 90m² (969 sq.ft)

iv)	Parking Standard for Senior Citizen Apartment Building (Minimum)	0.25 spaces per unit
v)	Parking Standard for Apartment Buildings (Minimum)	1 parking space per unit
vi)	Parking Area Setback adjacent to a Pathway Easement (Minimum)	1.5 metres

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)

