

Bill No. 23
2023

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 952 Southdale Road
West.

WHEREAS 1739626 Ontario Limited have applied to rezone an area of land
located at 952 Southdale Road West, 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 952 Southdale, as shown on the attached map
comprising part of Key Map No. A106, from an Urban Reserve (UR2) Zone, to a
Holding Residential R8 Special Provision (h*h-129*R8-4(_)) Zone, a Holding
Residential R8 Special Provision (h*R8-4(_)) Zone, a Holding Community
Shopping Area Special Provision (h*h-129*CSA1(_)) Zone, a Holding Community
Shopping Area Special Provision (h*CSA1(_)) Zone, and an Open Space (OS5)
Zone.

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

R8-4(_)	952 Southdale Road West
a)	Regulations
i)	Front and Exterior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)
ii)	Interior Side Yard Depth Abutting the Commercial Zone to the South (Minimum) 10.5 metres (34.5 feet)
iii)	Density 97 units per hectare
iv)	The definition of ‘STACKED TOWNHOUSE’ permits units to be stacked three (3) units high, to a maximum height of 13.0 metres (42.7 feet), or three storeys.
v)	The lot line which abuts Colonel Talbot Road shall be interpreted as the front lot line.

3) Section Number 22.4 of the Community Shopping Area (CSA1) Zone is
amended by adding the following Special Provision:

CSA1(_)	952 Southdale Road West
a)	Regulations
i)	Front and Exterior Side Yard Depth (Minimum) 1.0 metres (3.3 feet)
ii)	Front and Exterior Side Yard Depth (Maximum) 3.0 metres (9.8 feet)

- | | | |
|-------|---|---|
| iii) | Rear Yard Depth
(Minimum) | 2.0 metres (6.6 feet) |
| iv) | Height
(Maximum) | the lesser of 13.0 metres,
or 3 storeys |
| v) | Gross Floor Area
for All Permitted Uses
(Maximum) | 5000.0 square metres
(53,819.6 square feet) |
| vi) | Gross Floor Area
for All Office Uses
(Maximum) | 660 square metres
(53,819.6 square feet),
limited to the second floor |
| vii) | Gross Floor Area
for all Supermarket uses
(Maximum) | 3,251.6 square metres
(35,000 square feet) |
| viii) | The primary functional entrance of individual commercial units
with frontage on Colonel Talbot Road and/or Southdale Road
West shall be oriented to the adjacent street. Supermarkets
shall be exempt from this provision. | |
| ix) | Parking Area Setback
(Minimum) | 0.5 metres (1.6 feet) |

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 13, 2022.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – December 13, 2022
Second Reading – December 13, 2022
Third Reading – December 13, 2022

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

