

Bill No. 117
2024

By-law No. Z.-1-24_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 3010-3050 Yorkville
Street

WHEREAS this amendment to the Zoning By-law Z.-1 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 3010-3050 Yorkville Street, as shown on the attached
map comprising part of Key Map No. A111, **FROM** a Residential R9/Convenience
Commercial Special Provision/Restricted Office Special Provision Bonus (R9-
7/CC4(5)/RO2(32)*B-57*H40) Zone, **TO** a Residential R9 Special Provision Bonus (R9-
7(*)*B-57*H68) Zone and a Holding Residential R9 Special Provision/Convenience
Commercial Special Provision/Restricted Office Special Provision Bonus (h-_*R9-
7(**)/CC4(5)/RO2(32)*B-57*H45) Zone.

2. Section Number 3.8 2) of the Holding "h" Zone is amended by adding the
following Holding Provision:

h-(_) 3010-3050 Yorkville Street

Purpose: To ensure the implementation of the Bonus (B-57) Zone, the "h-
_" symbol shall not be deleted until the required security has been
provided and the existing bonus agreement has been updated, to the
satisfaction of the City.

Permitted Interim Uses: Existing uses

3. Section Number 13.4 g) of the Residential (R9) Zone is amended by
adding the following Special Provisions:

R9-7(*) 3050 Yorkville

a. Regulations

i)	Front Yard Depth (Minimum)	3.0 metres
ii)	Rear Yard Depth (Minimum)	19.7 metres
iii)	Interior Side Yard Depth (Minimum)	5.0 metres
iv)	Canopy Encroachment (Maximum)	0.0 metres
v)	Density (Maximum)	286 units per hectare
vi)	Long-Term Bicycle Parking (Minimum)	156 spaces
vii)	Short-Term Bicycle Parking (Minimum)	15 spaces

- viii) To the extent that any of the performance standards of B-57 Zone conflict with R9-7(*) Zone, the R9-7(*) Zone regulations shall prevail. The provisions of B-57 Zone are otherwise unaffected and remain in-force

4. Section Number 13.4 g) of the Residential (R9) Zone is amended by adding the following Special Provisions:

R9-7(**) 3010 Yorkville

a. Additional Permitted Uses

- i) Mixed-Use Apartment Building
- ii) Uses permitted under the Restricted Office (RO2) Zone Variation

b. Regulations

- i) Front Yard Depth (Minimum) 4.0 metres
- ii) Front Yard Depth (Maximum) 6.0 metres
- iii) Exterior Side Yard Depth (Minimum) 6.0 metres
- iv) Exterior Side Yard Depth (Maximum) 8.0 metres
- v) Stepback Above the 4th Storey along Southdale Road West (Minimum) 1.5 metres
- vi) Rear Yard Depth (Minimum) 2.5 metres
- vii) Density (Maximum) 350 units per hectare
- viii) Gross Floor Area for All Office Uses (Maximum) 2,000.0 square metres
- ix) To the extent that any of the performance standards of B-57 Zone conflict with R9-7(**) Zone, the R9-7(**) Zone regulations shall prevail. The provisions of B-57 Zone are otherwise unaffected and remain in-force

4. Section Number 29.4 e) of the Convenience Commercial (CC) Zone is amended by deleting and replacing the following Special Provisions:

CC4(5) 3010 Yorkville Street

a. Additional Permitted Uses:

- i) Uses permitted under the Convenience Commercial (CC6) Zone Variation

b. Regulations:

- i) Additional Permitted Location – Within an office building
- ii) Gross Floor Area of Convenience Commercial Uses (Maximum) 1,000.0 square metres

5. Section Number 18.4 c) of the Restricted Office (RO) Zone is amended by deleting and replacing the following Special Provisions:

RO2(32) 3010 Yorkville Street

a. Regulations:

- | | |
|---|-------------|
| i) Front Yard Depth
(Minimum) | 1.2 metres |
| ii) Exterior Side Yard Depth
(Minimum) | 12.9 metres |
| iii) Rear Yard Depth
(Minimum) | 0.6 metres |
| iv) Height
(Maximum) | 14.0 metres |

6. This Amendment shall come into effect 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 April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

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



File Number: Z-9692
Planner: CM
Date Prepared: 2024/02/26
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters

