

Bill No. 251
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 599-601 Richmond
Street

WHEREAS Westdell Development Corporation has applied to rezone an area of land located at 599-601 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND 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 599-601 Richmond Street, as shown on the attached map comprising part of Key Map No. A107, from a Business District Commercial Special Provision Bonus Zone (BDC(1)*B-87) Zone to another Business District Commercial Special Provision (BDC(_)) Zone;

2. Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC(_)	599-601 Richmond Street
a.	Permitted Uses:
	i) Any use permitted in the BDC2 Zone variation.
b.	Regulations:
	i) Lot Frontage (Minimum) 3 metres (9.8 feet)
	ii) Rear Yard Depth (Minimum) 4.4 metres (14.4 feet)
	iii) Lot Coverage (Maximum) 91%
	iv) Height (Maximum) the lesser of 39.0 metres, or 12 storeys
	v) Density (Maximum) 810 units per hectare

3. 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.

4. 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.

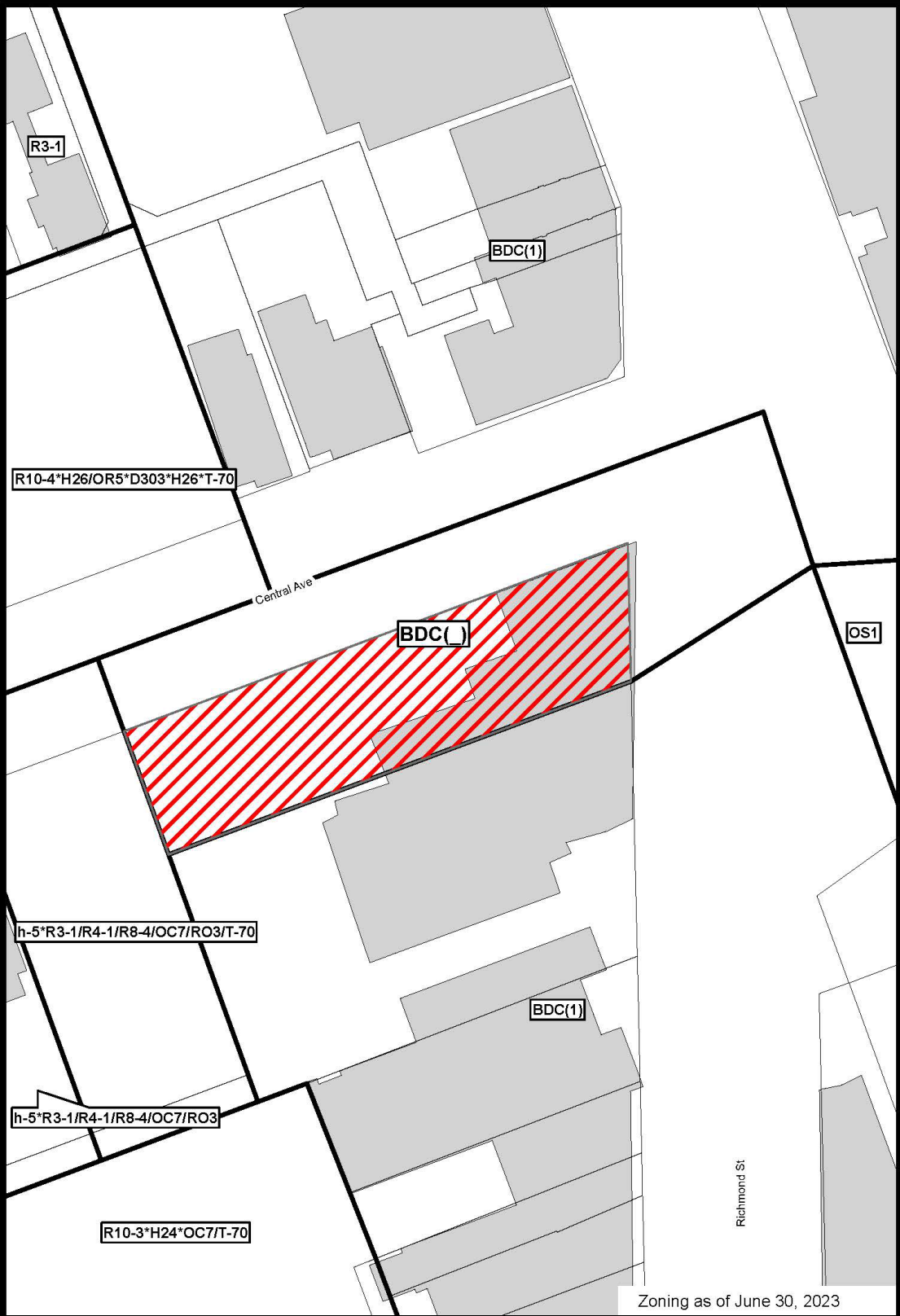
PASSED in Open Council on July 25, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


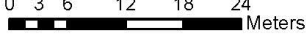

Michael Schulthess
City Clerk

First Reading – July 25, 2023
Second Reading – July 25, 2023
Third Reading – July 25, 2023

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



Zoning as of June 30, 2023

<p>File Number: PEC item 3.10 Planner: NP Date Prepared: 2023/07/17 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:600</p> <p>0 3 6 12 18 24 Meters </p> <p></p>
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