

Bill No. 380  
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 50 King Street & 399  
Ridout Street North

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 50 King Street & 399 Ridout Street North, as shown on the attached map comprising part of Key Map No. A107, **FROM** a Community Facility/Downtown Area (CF1/DA2\*D350\*H15) Zone; and a holding Downtown Area Bonus (h-3\*h-5\*h-18\*h-149\*h-207\*DA1\*D350\*H15\*B-36) Zone **TO** a holding Community Facility/Downtown Area (h-18\*CF1/DA2\*D350\*H15) Zone; a holding Downtown Area Special Provision (h-5\*h-18\*h-103\*h-149\*h-207\*h-( )\*DA2( )\*D1250\*H186) Zone; an Open Space (OS4) Zone and an Open Space Special Provision (OS2( )) Zone.

2. Section Number 3.8 2) of the Holding "h" Zones is amended by adding the following new holding zone:

h-\_\_\_\_ 50 King Street & 399 Ridout Street North

Purpose: To ensure the adequate provision of municipal services, the holding provision shall not be removed until such time as there is an accepted water strategy and adequate capacity available.

3. Section Number 20.4 of the Downtown Area (DA) Zone is amended by adding the following Special Provisions:

DA2( ) 50 King Street & 399 Ridout Street North

a) Regulations

i)	Height (Maximum)	53 storeys 186m (610 ft)
ii)	Density (Maximum)	1,250 Units Per Hectare
iii)	Retail Gross Floor Area (Maximum)	5,000 square metres
iv)	Tower Floorplate Gross Floor Area (Maximum)	1,000 square metres
v)	Setback for residential component (Minimum)	0m
vi)	Front and exterior yard depth for ground floor (Minimum)	1.0m
vii)	Ground Floor Height Tower 1 (Minimum)	4.5m
viii)	Podium Height for Tower 1 (Maximum)	20.5m

- ix) Stepback for 75% of Tower 1 east façade along Ridout Street North (Minimum) 5.0m
- x) Stepback for 75% of Tower 1 north façade along interior courtyard (Minimum) 5.0m
- xi) Stepback for 75% of Tower 1 south façade along King Street (Minimum) 5.0m
- xii) Stepback for 75% of Tower 2 south façade along King Street (Minimum) 5.0m
- xiii) Distance between Tower 1 and Tower 2 (Minimum) 25.0m
- xiv) Main building, accessory structure and underground parking setback from courthouse building and gaol (Minimum) 12.0m
- xv) Vehicle parking prohibited on ground floor or above
- xvi) Retail space permitted on all floors

4. Section Number 36.4 of the Open Space (OS) Zone is amended by adding the following Special Provisions:

OS2( ) 50 King Street & 399 Ridout Street North

- a) Additional Permitted Uses:
  - i) All permitted uses in the DA2( ) zone variation
- b) Regulations
  - i) No minimum lot frontage, lot area, lot coverage, landscaped open space or setback requirements

5. 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.

6. 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.

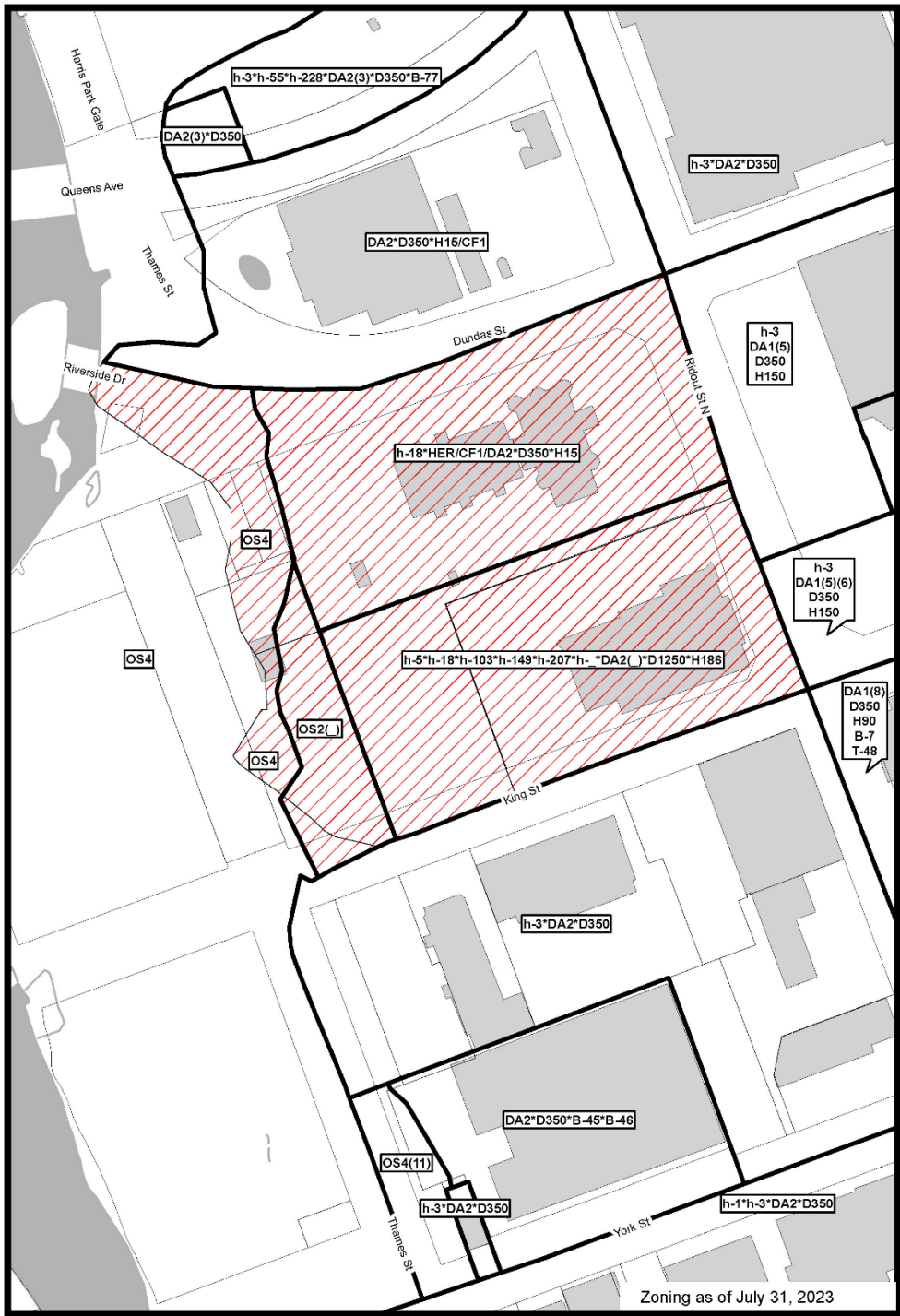
PASSED in Open Council on October 17, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – October 17, 2023  
Second Reading – October 17, 2023  
Third Reading – October 17, 2023

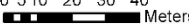
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of July 31, 2023

File Number: OZ-9622  
 Planner: SW  
 Date Prepared: 2023/08/31  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500  
 0 5 10 20 30 40  
 Meters

