

Bill No. 460
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 200 Albert Street.

WHEREAS 200 Albert London Incorporated has applied to rezone an area
of land located at 200 Albert Street, as shown on the map attached to this by-law, as set
out below;

AND WHEREAS this rezoning 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 200 Albert Street, as shown on the attached map
comprising part of Key Map No. A107, from a Residential R10/Office
Conversion/Temporary (R10-3*H24/OC7/T-70) Zone to a Residential R10 Special
Provision (R10-3(_)*H56) Zone.

2. Section Number 14.4 of the Residential (R10) Zone is amended by adding
the following Special Provision:

R10-3() 200 Albert Street

a) Regulations

- | | | |
|-------|---|---|
| i) | Front Yard Setback
(Minimum) | 3.0 metres
(9.8 feet) |
| ii) | Building Step Back from the
front lot line Above the 3 rd Storey
(Minimum) | 2.0 metres
(6.6 feet) |
| iii) | Building Step Back from the
front lot line Above the 6 th Storey
(Minimum) | 2.0 metres
(6.6 feet) |
| iv) | East and West Interior
Side Yard Setback
(Minimum) | 3.0 metres
(9.8 feet) |
| v) | Rear Yard Setback
(Minimum) | 8.0 metres
(26.2 feet) |
| vi) | Ground Floor Height
(Minimum) | 4.5 metres
(14.8 feet) |
| vii) | Tower Floorplate Gross
Floor Area above the 6 th floor
(Maximum) | 1,000 square metres
(10,763.9 square feet) |
| viii) | Density
(Maximum) | 926 units per hectare |
| ix) | Height
(Maximum) | 56 metres (or 16 Storeys) |
| x) | The main building entrance shall be oriented to Albert Street. | |

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 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.

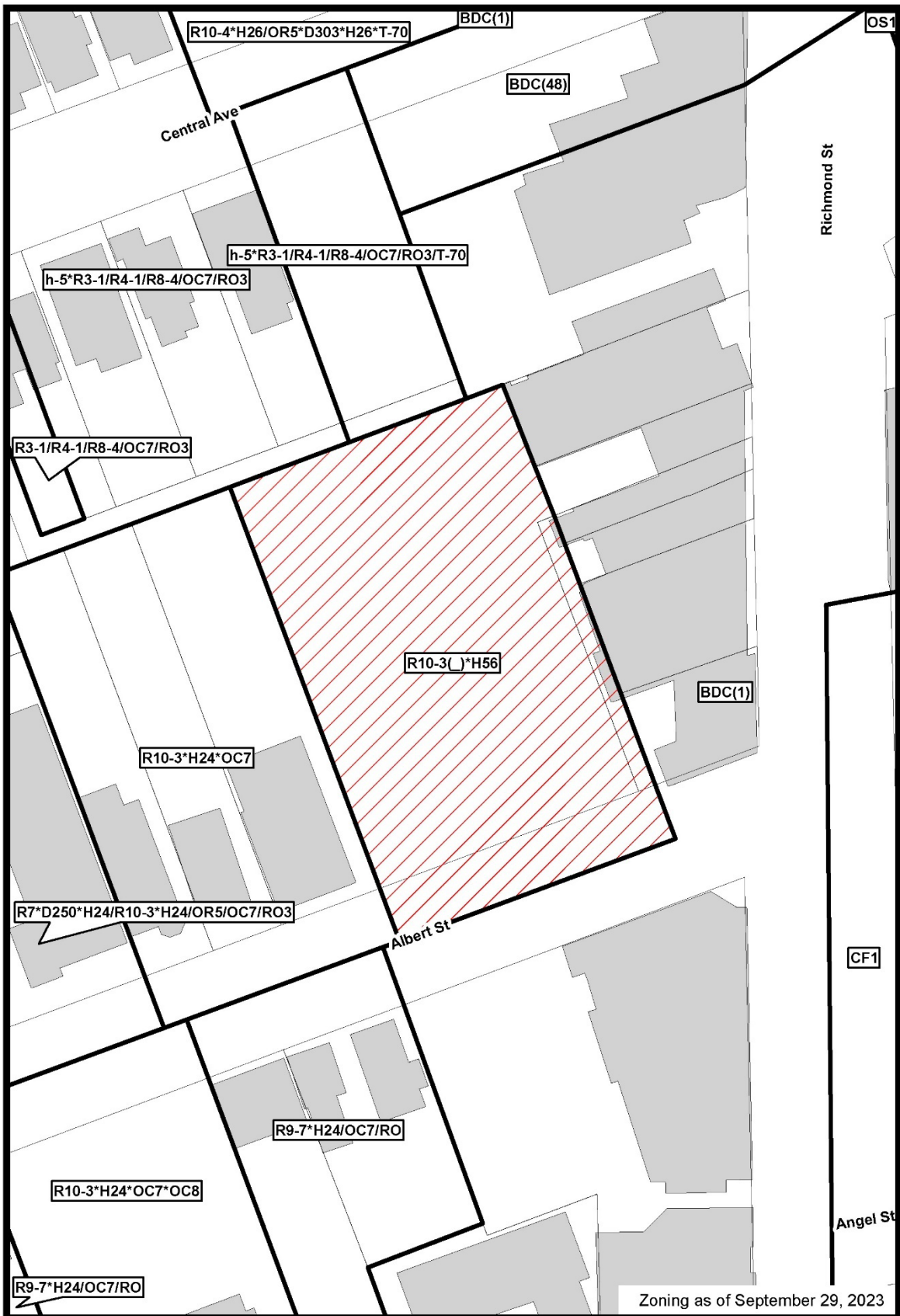
PASSED in Open Council on November 28, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – November 28, 2023
Second Reading – November 28, 2023
Third Reading – November 28, 2023

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



File Number: Z-9561
 Planner: NP
 Date Prepared: 2023/10/12
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters 