Bill No. 457
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 607 Queens Avenue.

WHEREAS 1934643 Ontario Inc. c/o Zelinka Priamo Ltd. has applied to rezone an area of land located at 607 Queens Avenue, 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 607 Queens Avenue, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3/Office Conversion (R3-1/OC5) Zone to a Residential R3/Office Conversion Special Provision (R3-1/OC7(_)) Zone.

2.　　　　Section Number 17.3 of the Office Conversion (OC7) Zone is amended by adding the following Special Provisions:

OC7(_)　　　607 Queens Avenue

a) Additional Permitted Uses

　　i)　Restaurant; eat-in & take-out services

b) Regulations

i)	West Interior Side Yard Setback (Minimum)	0.0 metres (0.0 feet)
ii)	East Exterior Side Yard Setback (Minimum)	2.0 metres (6.5 feet)
iii)	Landscaped Open Space (Minimum)	14%
iv)	Parking Area Coverage (Maximum)	51%
v)	Front Yard Parking	2 spaces

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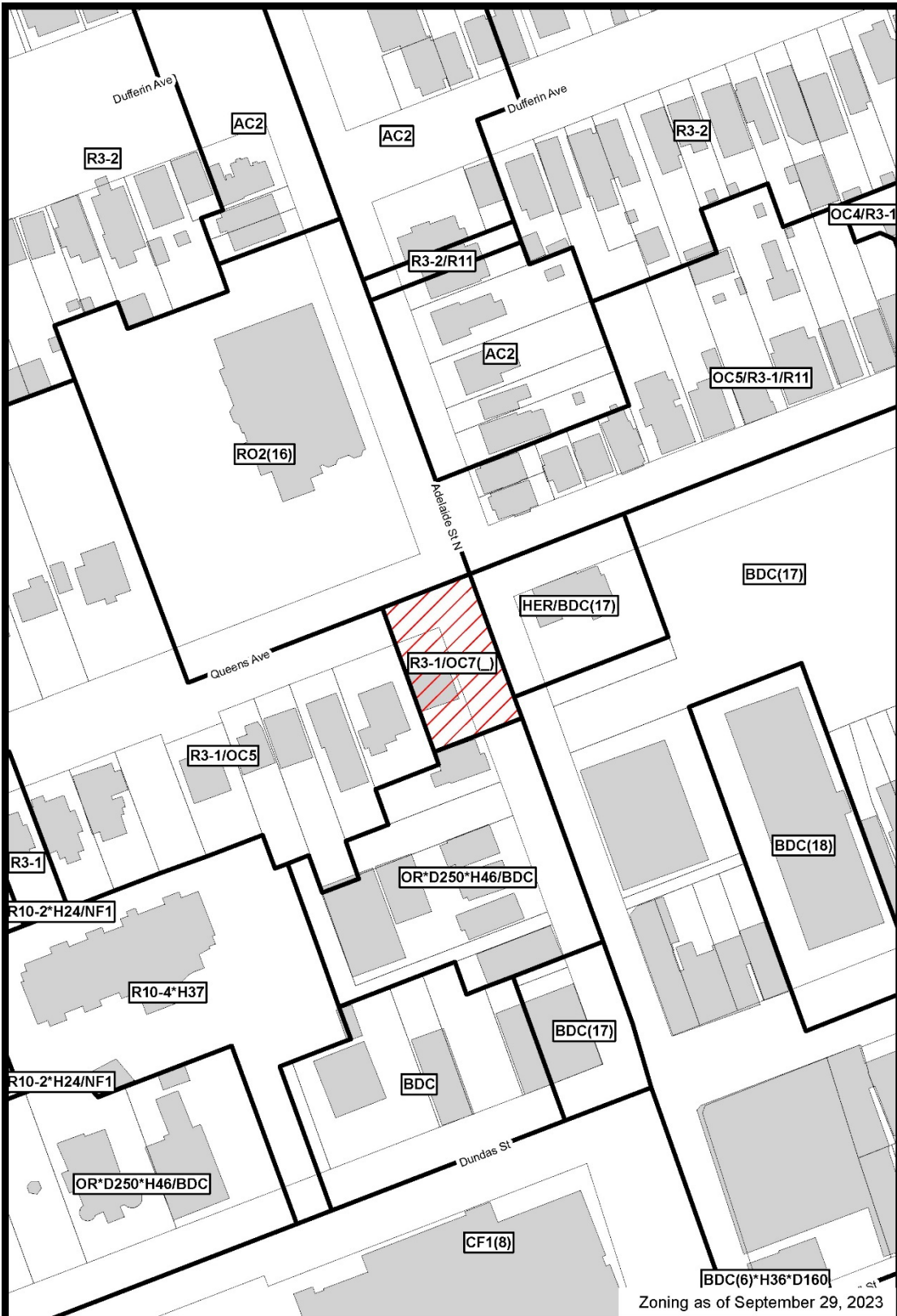
PASSED in Open Council on November 28, 2023, subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.
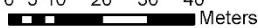
Josh Morgan
Mayor

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)

Dufferin Ave

AC2

R3-2

Dufferin Ave

AC2

R3-2

OC4/R3-1

R3-2/R11

AC2

OC5/R3-1/R11

RO2(16)

Adelaide St N

BDC(17)

HER/BDC(17)

Queens Ave

R3-1/OC7(_)

R3-1/OC5

R3-1

BDC(18)

R10-2*H24/NF1

OR*D250*H46/BDC

R10-4*H37

BDC(17)

R10-2*H24/NF1

BDC

Dundas St

OR*D250*H46/BDC

CF1(8)

BDC(6)*H36*D160

.. St

Zoning as of September 29, 2023

File Number: Z-9650	SUBJECT SITE
Planner: CC	
Date Prepared: 2023/10/11	1:1,250
Technician: RC	
By-Law No: Z.-1-	0 5 10 20 30 40 Meters

Geodatabase