

Bill No. 114
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 192-196 Central Avenue.

WHEREAS Farhi Holding Corporation has applied to rezone an area of land located at 192-196 Central 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 192-196 Central Avenue as shown on the attached map comprising part of Key Map No. A107, **FROM** a Residential R10/Office Residential/Temporary Zone (R10-4*H26/OR5*D303*H26/T-70)) Zone **TO** Residential R10 Special Provision (R10-4()) Zone.

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

R10-4() 192-196 Central Avenue

a. Regulations

i)	Height (maximum)	47.8 metres (156.8 feet)
ii)	Density (maximum)	678 units per hectare
iii)	Front Yard Setback (minimum)	3.0 metres (9.8 feet)
iv)	Interior Side Yard Setback – east (minimum)	3.1 metres (10.2 feet)
v)	Interior Side Yard Setback to main building – west (minimum)	12.4 metres (40.7 feet)
vi)	Interior Side Yard Setback to raised amenity space – west (minimum)	1.5 metres (4.9 feet)
vii)	Rear Yard Setback (minimum)	3.4 metres (11.2 feet)
viii)	Landscaped Open Space (% minimum)	14.7%
ix)	Lot Coverage (% maximum)	70.5%
x)	Bicycle Parking Rate (long-term)	0.8 spaces per unit
xi)	Building Step Back after the first 3-storeys in height on the portion	2.0 metres (6.6 feet)

of the building fronting Central Avenue
(minimum)

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|-------|---|-----------------------|
| xii) | Building Step Back after the first 3-storeys in height for the rear portion of the building (minimum) | 2.0 metres (6.6 feet) |
| xiii) | Gross floor area tower portion (maximum) | 875 square metres |

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 April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.


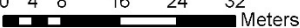

Josh Morgan
Mayor

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)



<p>File Number: Z-9695 Planner: IDC Date Prepared: 2024/02/09 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32 Meters </p> <p></p>
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