

Bill No. 152
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 735 Wonderland
Road North

WHEREAS 735 Wonderland Rd North Inc. c/o Strike, Baldinelli, Moniz Ltd. has applied to rezone an area of land located at 735 Wonderland Road North, as shown on the map attached to this by-law, as set out below;

AND 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 735 Wonderland Road North, as shown on the attached map comprising part of Key Map No. A111, **FROM** an Associated Shopping Area Commercial (ASA1/ASA2/ASA3/ASA5/ASA6) Zone **TO** a Business District Commercial Special Provision (BDC1(_)) Zone.

2. Section Number 12.4 of the Residential BDC Zone is amended by adding the following Special Provisions:

BDC1() 735 Wonderland Road North

a) Regulations

- | | |
|--------------------------------------------------------------------|-----------------------|
| i) Density (maximum) | 189 units per hectare |
| ii) Height (maximum) | 25-storeys (86.0m) |
| iii) Rear Yard Setback – Horizon Drive (maximum) | 14.0m |
| iv) Step-back above the podium from Horizon Drive (minimum) | 4.0m |
| v) Step-back above the podium from Beaverbrook Ave (minimum) | 4.5m |
| vi) Floor Plate for residential tower (minimum) | 1,000m ² |

3. 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.

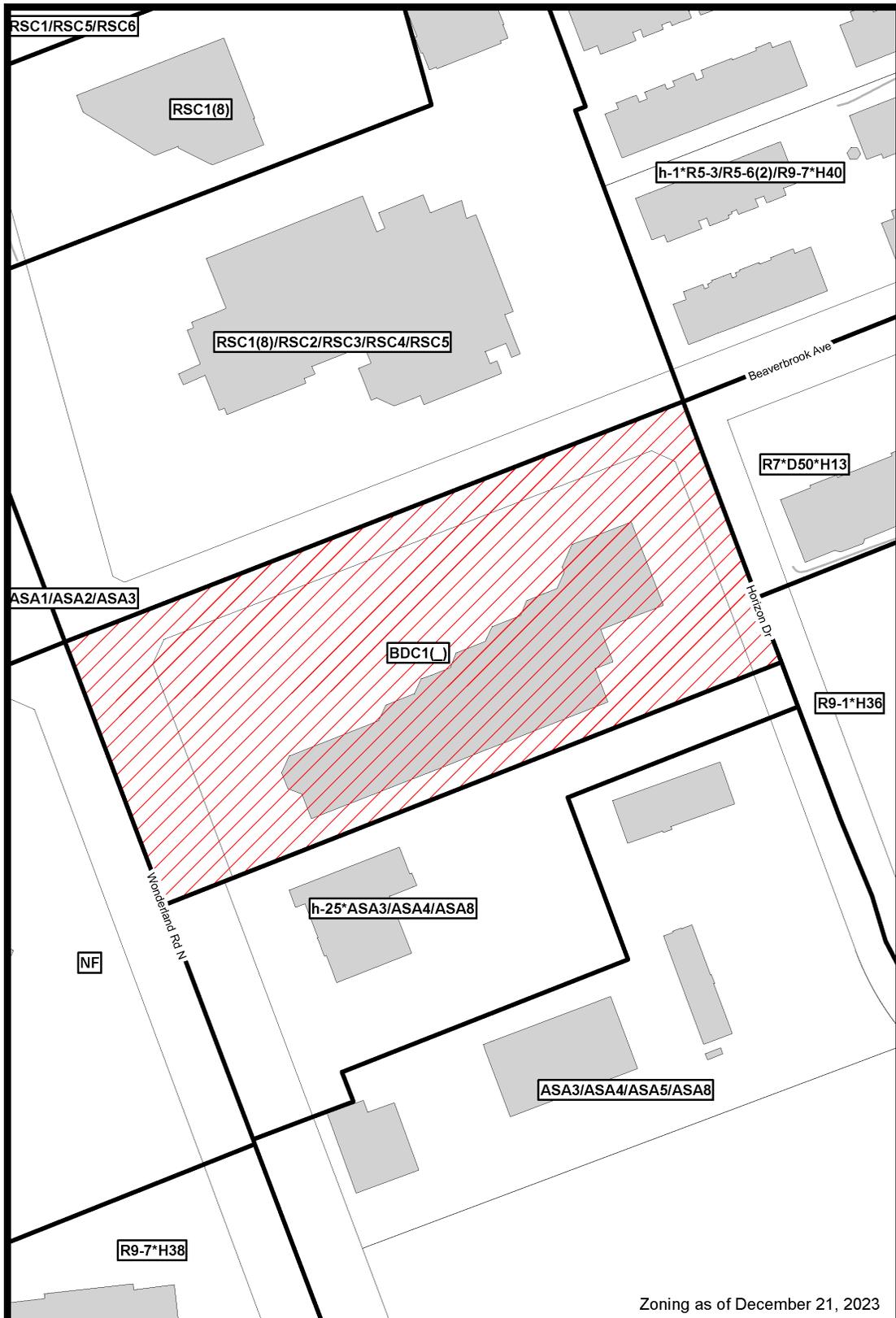
PASSED in Open Council on April 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

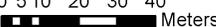
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9704
Planner: AR
Date Prepared: 2024/02/06
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40
 Meters

