

Bill No. 206  
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 530 Oxford Street  
West

WHEREAS Captain Generation Mall Limited c/o MHBC has applied to rezone an area of land located at 530 Oxford Street West, 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 530 Oxford Street West, as shown on the attached map comprising part of Key Map No. A106, **FROM** a Community Shopping Area/Temporary (CSA4/T-66) Zone and Open Space (OS4) Zone, **TO** a Residential R9 Special Provision/Community Shopping Area Special Provision (R9-7(\_\_\_\_)\*D150\*H115/CSA4(\_\_\_\_)) Zone and Open Space (OS4) Zone.

2. Section Number 13.4 of the Residential (R9) Zone is amended by adding the following Special Provisions:

R9-7(\_\_\_\_) 530 Oxford Street West

a) Regulations

i) Height (Maximum)	33 storeys or 115 metres (377.4 feet) – whichever is less
ii) Density (maximum)	150 Units Per Hectare
iii) Front Yard Setback (minimum)	0.5 metres (1.6 feet)
iv) Exterior Side Yard Setback (minimum)	0.5 metres (1.6 feet)
v) Interior Side Yard Setback (minimum)	0.0 metres
vi) Landscaped Open Space (% minimum)	9.0%
vii) Lot Coverage (% maximum)	40.0%
viii) Bicycle Parking – long term (minimum)	367
ix) To permit unlimited encroachments for balconies and canopies	
x) Height podium Building "A" and "B" from lowest grade (maximum)	6 storeys
xi) Step back above the podium – street facing facades (minimum)	5.0 metres (16.4 feet)
xii) Setback above the podium of Building A from easterly property line at 655 Wonderland Road North (minimum)	10.0 metres (32.8 feet)

- xiii) Setback above the podium of Building B from the southerly property line at 655 Wonderland Road North (minimum) 12.0 metres (39.4 feet)
- xiv) Tower separation distance Building A and Building B (minimum) 17.5 metres (57.4 feet)
- xv) Tower floor plate for Building A and Building B above the podium - excluding balconies (maximum) 1,000 square metres
- xvi) Tower floor plate for Building A and Building B above the podium - including balconies (maximum) 1,250 square metres
- xvii) The 33-storey height shall be located within 50 metres (164 feet) of the right-of-way of Oxford Street West or Wonderland Road North
- xviii) Additional Permitted Uses in the CSA4 zone to be located within the second floor (public street level) of the development

3. Section Number 22.4 of the Community Shopping Area (CSA) Zone is amended by adding the following Special Provisions:

CSA4( ) 530 Oxford Street West

a) Regulations

- i) Landscaped Open Space (% minimum) 9.0%
- ii) Lot Coverage (% maximum) 40%
- iii) Loading Spaces 0

4. 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.

5. 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.

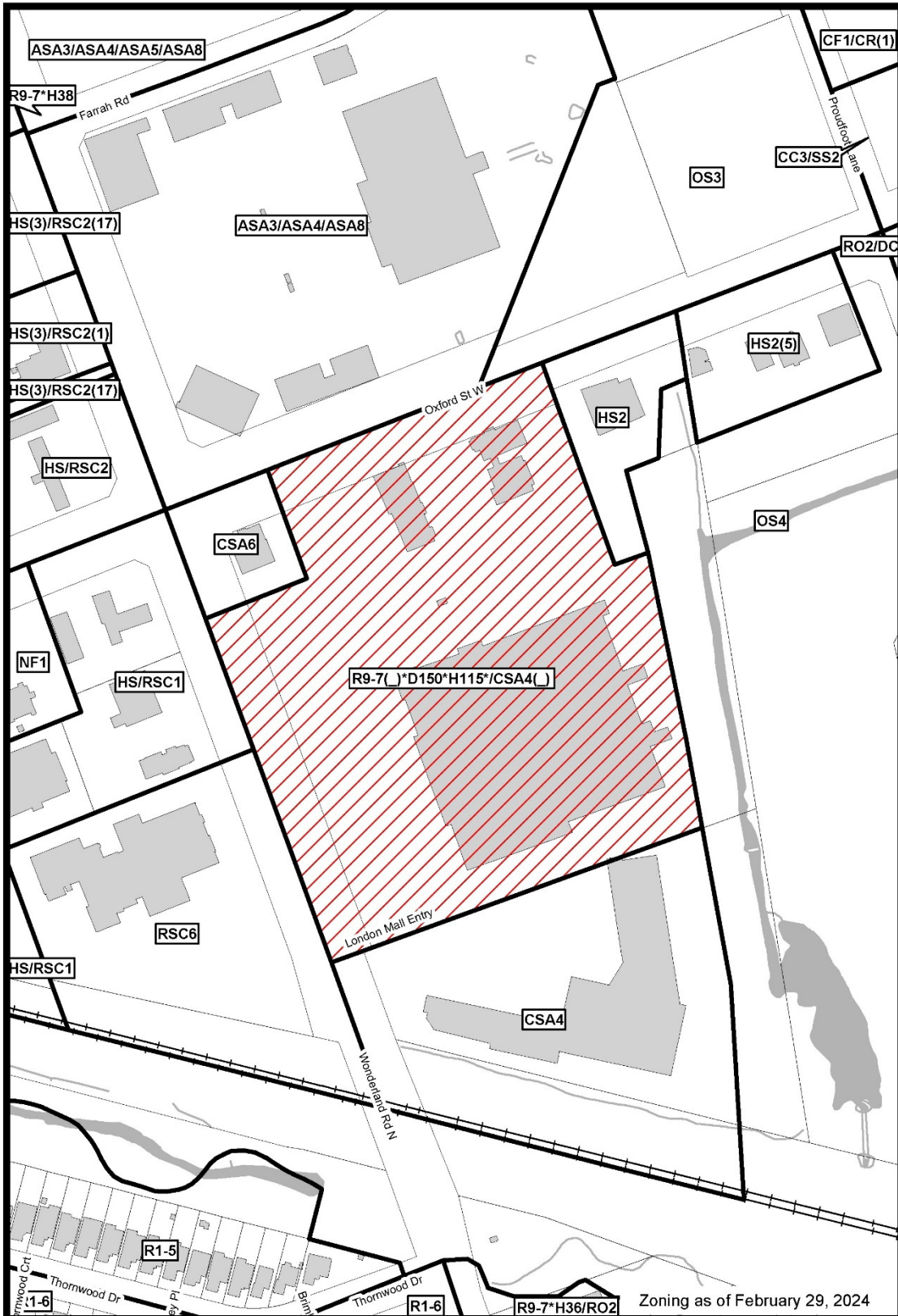
PASSED in Open Council on June 4, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk


First Reading – June 4, 2024  
Second Reading – June 4, 2024  
Third Reading – June 4, 2024

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



Zoning as of February 29, 2024

File Number: OZ-9712  
 Planner: IDC  
 Date Prepared: 2024/04/16  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE   
 1:2,500  
 0 12.525 50 75 100 Meters

