

Bill No. 261
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 359 Wellington Road & 657 Base Line Road East.

WHEREAS LJM Developments c/o A.J. Clarke and Associated Ltd. has applied to rezone an area of land located at 359 Wellington Road & 657 Base Line Road East, as shown on the map attached to this by-law;

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 359 Wellington Road & 657 Base Line Road East, as shown on the attached map, **FROM** a Residential R1 (R1-6) Zone and Automobile Service Station (SS1) Zone **TO** a Residential Special Provision (R9-7()) Zone.
2. Section Number 13.4 of the Residential (R9) Zone is amended by adding the following Special Provisions:

R9-7() 359 Wellington Road & 657 Base Line Road East

a) Regulations

- i) Height (maximum): 75 metres
- ii) Density (maximum): 1391 units per hectare
- iii) Front Yard Setback (minimum) from the ultimate ROW of Wellington Road: 0.8 metres
- iv) Exterior Side Yard Setback (minimum): 0.8 metres
- v) Interior Side Yard Setback - south (minimum): 1.5 metres
- vi) Rear Yard Setback – main building (minimum): 8.4 metres
- vii) Rear Yard Setback – parking garage (minimum): 0.3 metres
- viii) Landscaped Open Space (% minimum): 14%
- ix) Lot coverage (maximum): 65%, excluding canopies
- x) Building floor plate above the 6th storey: 800 square metres
- xi) Tower setback above the 6th storey – south (minimum): 10 metres
- xii) Tower setback above the 6th storey – west (minimum): 11.5 metres
- xiii) Interior amenity space (minimum): 400m²
- xiv) Common outdoor amenity space – rooftop (minimum): 150m²
- xv) Percentage of units to be 2 or more bedrooms (minimum): 30%
- xvi) Ground floor height (minimum) fronting public streets: 4.0 metres
- xvii) Principal Building Entrance shall face towards intersection of Wellington Road and Base Line Road East
- xviii) To permit unlimited encroachments for balconies and canopies.

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.

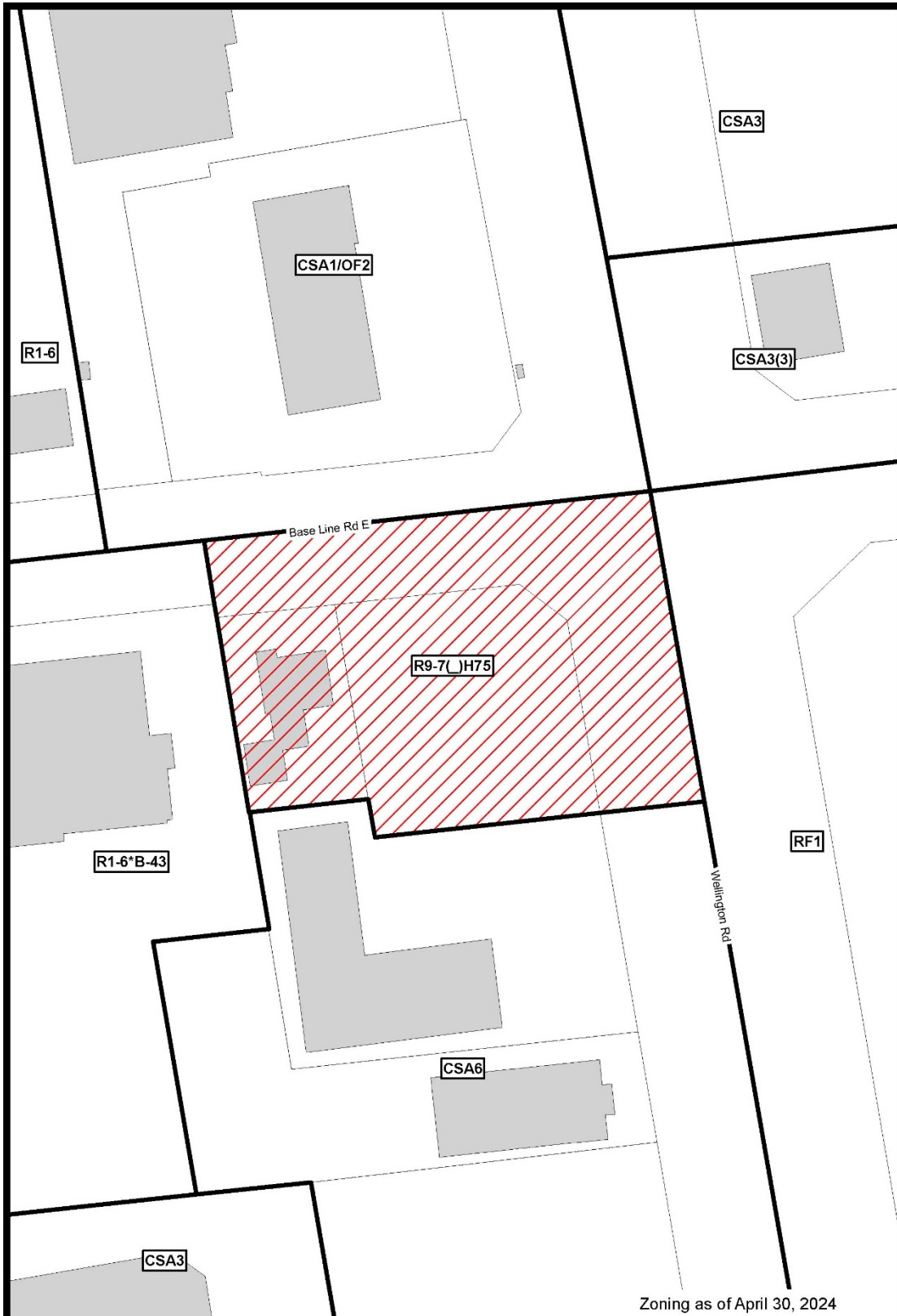
PASSED in Open Council on July 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

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

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



File Number: OZ-9719
Planner: IDC
Date Prepared: 2024/06/27
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters

