

Bill No. 540
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 510 Central Avenue and 609 William Street.

WHEREAS **2353034 Ontario Ltd.** has applied to rezone an area of land located at 510 Central Avenue and 609 William Street, 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 510 Central Avenue and 609 William Street, as shown on the attached map comprising part of Key Map No. A107, **from** a Residential R3 (R3-2) Zone and a Residential R9 (R9-3•H15) Zone **to** a Holding Residential R3 Special Provision (h-5•h-__•R3-2(__)) Zone and a Holding Residential R9 Special Provision/Restricted Office Special Provision (h-__•R9-3(__)•H15/RO1(__)) Zone.

2. Section 3.8 of the Holding "h" Zone is amended by adding the following Holding Provision:

h-__ *Purpose:* To ensure that adequate parking is provided for 510 Central Avenue, the "h-__" symbol shall not be deleted until an easement for parking and vehicular ingress/egress is provided over 609 William Street to the satisfaction of the Managing Director, Planning and City Planner.

Permitted Interim Uses: Only within existing buildings

3. Section 7.4 of the Residential R3 (R3-2) Zone is amended by adding the following Special Provision:

| | | |
|----------|--|---------------------------------------|
| R3-2(__) | 510 Central Avenue | |
| a) | Additional Permitted Use | |
| i) | Multiple dwelling | |
| b) | Regulations | |
| i) | Number of Dwelling Units (Maximum) | 5 |
| ii) | Number of bedrooms per Dwelling Unit (Maximum) | 2 |
| iii) | Number of 2-bedroom Dwelling Units (Maximum) | 4 |
| iv) | Lot Area (m ²) Minimum | 364.5m ² (3,923.57 sq.ft.) |
| v) | Lot Frontage (m) Minimum | 17.6m (57.74 feet) |
| vi) | Interior Side Yard Depth West (m) Minimum | 2.4 m (7.87 feet) |
| vii) | Interior Side Yard Depth East (m) Minimum | 0.8 m (2.62 feet) |

- viii) Landscaped Open Space (%) Minimum 33 percent
- ix) Lot Coverage (%) Maximum 52 percent
- x) Height (m) Maximum 10.0 metres (32.8 feet)
- xi) Parking Area Coverage (%) Maximum 15 percent
- xii) Off-Street Parking (Minimum) 1 space per dwelling unit
- xiii) Further to Section 4.19.3), up to a maximum of four of the required parking spaces may be supplied on 609 William Street, provided a Development Agreement is registered on title of the lands at 609 William Street committing said parking spaces to the residential units at 510 Central Avenue.
- xiv) Notwithstanding Section 4.19.4 c) a), rear yard parking may be located 0.0 metres from the rear lot line.

4. Section 13.4 of the Residential R9 (R9-3) Zone is amended by adding the following Special Provision:

- R9-3() 609 William Street
- a) Regulations
 - i) Lot Frontage (William Street) (m) Minimum 14.7 metres (48.23 feet)
 - ii) Interior Side Yard Depth North (m) Minimum 0.0 metres (0.0 feet)
 - iii) Landscaped Open Space Associated with Existing Building (%) Minimum 17.5 percent
 - iv) Off-street Parking Associated with Existing Building (Minimum) 22 spaces which may be reduced by up to four parking spaces if they are legally dedicated for use by 510 Central Avenue for residential purposes.

5. Section 18.4 of the Restricted Office (RO1) Zone is amended by adding the following Special Provision:

- RO1() 609 William Street
- a) Additional Permitted Uses
 - i) Retail Stores as defined, limited to within the existing building, and which may include a retail store devoted to the sale of building and home related supplies, goods, wares, merchandise and substances without outdoor storage or display, and which shall not include the sale of recreational drug paraphernalia, an adult store, or similar uses.
- b) Regulations
 - i) Lot Frontage (William Street) (m) Minimum 14.7 metres (48.23 feet)

| | | |
|------|---|---|
| ii) | Interior Side Yard Depth North (m) Minimum | 0.0 metres (0.0.feet) |
| ii) | Landscaped Open Space Associated with Existing Building (%) Minimum | 17.5 percent |
| iii) | Off-street Parking Associated with Existing Building (Minimum) | 22 spaces which may be reduced by up to four parking spaces if they are legally dedicated to use by 510 Central Avenue for residential purposes. |

6. 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.

7. 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.

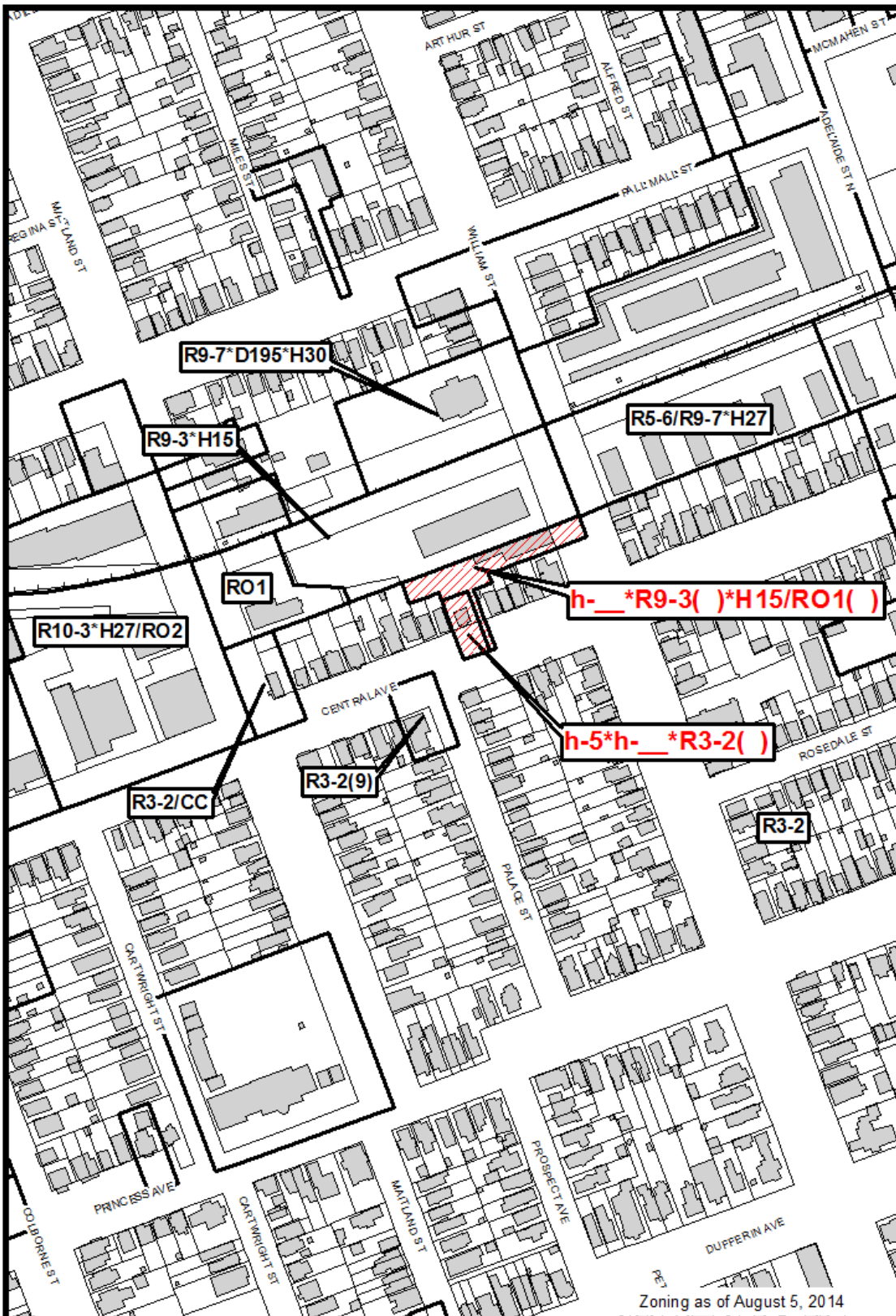
PASSED in Open Council on November 25, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk


First Reading - November 25, 2014
Second Reading – November 25, 2014
Third Reading - November 25, 2014

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



Zoning as of August 5, 2014

File Number: Z-8141
 Planner: BD
 Date Prepared: 2014/08/20
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

