

Bill No. 353  
2015

By-law No. Z.-1-15\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 598, 600, 604 & 608 Springbank Drive.

WHEREAS **York Development Group MAI Inc.** has applied to rezone an area of land located at 598, 600, 604 & 608 Springbank Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

NOW 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 598, 600, 604 & 608 Springbank Drive, as shown on the attached map comprising part of Key Map No. A106, **from** a Residential R5/Residential R7/Residential R9/Restricted Office (R5-6/R7●D150●H16/R9-7●H16/RO2) Zone **to** a Holding Residential R9 Special Provision (h-5●h-(\_\_\_\_)●R9-7(\_\_\_\_)●H44) Zone.

2. Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

|            |  |
|------------|--|
| R9-7(____) | 598, 600, 604 & 608 Springbank Drive       |
| a)         | Regulations:                               |
| i)         | Height (Max.) 44m (13-storeys)             |
| ii)        | Front Yard Depth (Max.) 1.1m (3.6 ft.)     |
| iii)       | Exterior Yard Depth (Max.) 3.8m (12.5 ft.) |

3. Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

h-(\_\_\_\_) Purpose: The removal of the h-(\_\_\_\_) shall not occur until such time as the Owner, through the site plan process, enters into a development agreement with the City of London which includes the provision for a future joint access with the property to the west, municipally known as 614 Springbank Drive, and the joint rights-of-way are registered on title to the satisfaction of the City Engineer.

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.

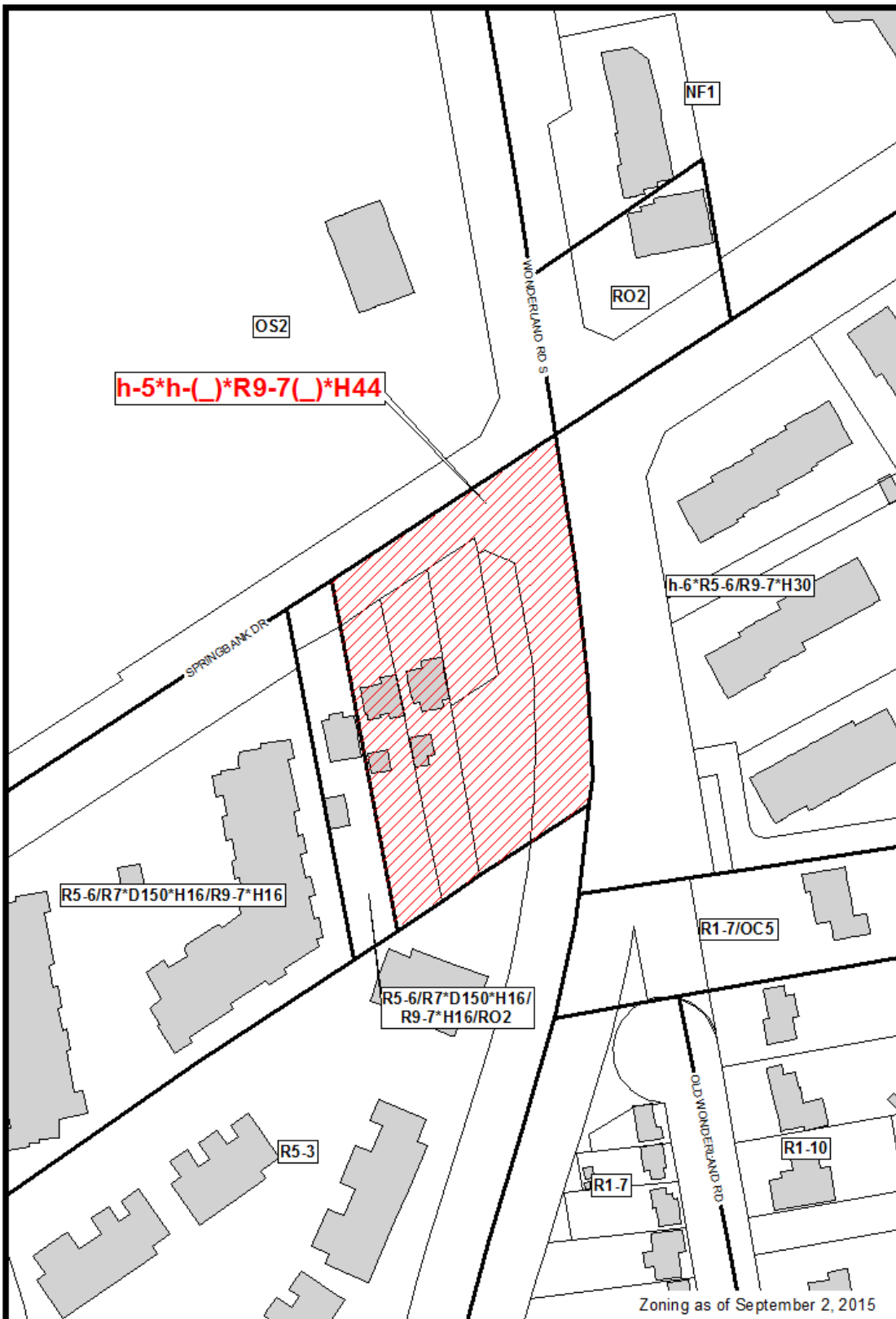
PASSED in Open Council on October 13, 2015.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk


First Reading – October 13, 2015  
Second Reading – October 13, 2015  
Third Reading – October 13, 2015

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



Zoning as of September 2, 2015

File Number: Z-8374  
 Planner: MD  
 Date Prepared: 2015/09/08  
 Technician: TT  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters

