

Bill No. 102
2012

By-law No. Z.-1-122084

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 311-319 Wharncliffe Road North and 46-50 Beaufort Street

WHEREAS **London Property Group** has applied to rezone an area of land located at 311-319 Wharncliffe Road North and 46-50 Beaufort 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 311-319 Wharncliffe Road North and 46-50 Beaufort Street, as shown on the attached map comprising part of Key Map No. 50, from a Residential R2 Special Provision (R2-3(2)) Zone and a Residential R3 Special Provision/Residential R8 Special Provision (R3-1 (4)/R8-4(7)) Zone to a Holding Residential R8 Special Provision (h*h-5*/R8-4(18)) Zone.
2. Section Number 12.4 of the Residential (R8-4) Zone is amended by adding the following Special Provision:

18) R8-4 (18)

a)	Regulations	
i)	Front Yard Setback (Minimum)	3.1 metres
ii)	Rear Yard Setback (Minimum)	2.9 metres
iii)	Interior Yard Setback (Minimum)	2.9 metres
iv)	Floor Area Ratio (Maximum)	142%
v)	Height to a depth of 40 metres from the Wharncliffe Road Allowance (Maximum)	14 metres
vi)	Height balance of the property (Maximum)	11 metres
vii)	Parking (Minimum)	50 spaces

3. 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.

4. 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 February 21, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - February 21, 2012
Second Reading - February 21, 2012
Third Reading - February 21, 2012