

Bill No. 198
2016

By-law No. Z.-1-16_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1880 Phillbrook Drive.

WHEREAS **Adelaide and Phillbrook Centre Inc.** has applied to rezone an area of land located at 1880 Phillbrook Drive, 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;

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 1880 Phillbrook Drive, as shown on the attached map comprising part of Key Map No. A102, **from** a Neighbourhood Facility/Residential R1 (NF/R1-1) Zone **to** a holding Office Special Provision (h-103*OF4(____)) Zone.

2. Section Number 19.4 of the Office Zone (OF) Zone is amended by adding the following Special Provision:

- | | | |
|-----------|---|---------------|
| OF4(____) | 1880 Phillbrook Drive | |
| a) | Additional Permitted Uses | |
| | i) Convenience Store | |
| | ii) Pharmacy | |
| | iii) Eat-in Restaurant | |
| b) | Regulations | |
| i) | Height
(maximum) | 13m (42.6ft) |
| ii) | Front Yard Setback
(minimum) | 1m (3.3 ft) |
| iii) | Front Yard Setback
(maximum) | 2m (6.6 ft) |
| iv) | South Interior Side Yard Setback
(minimum) | 1.5m (4.9 ft) |
| v) | Exterior Side Yard Setback
(minimum) | 1.5m (4.9 ft) |
| vi) | Minimum number of parking spaces where
the total number of required spaces is 148 or less | (133) |
| vii) | The total gross floor area for all non-office uses shall not
exceed 34% of the total gross floor area of the building | |
| viii) | The non-office uses shall only occur on the ground floor of
a building containing offices, and shall not be permitted as
stand-alone uses | |

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.

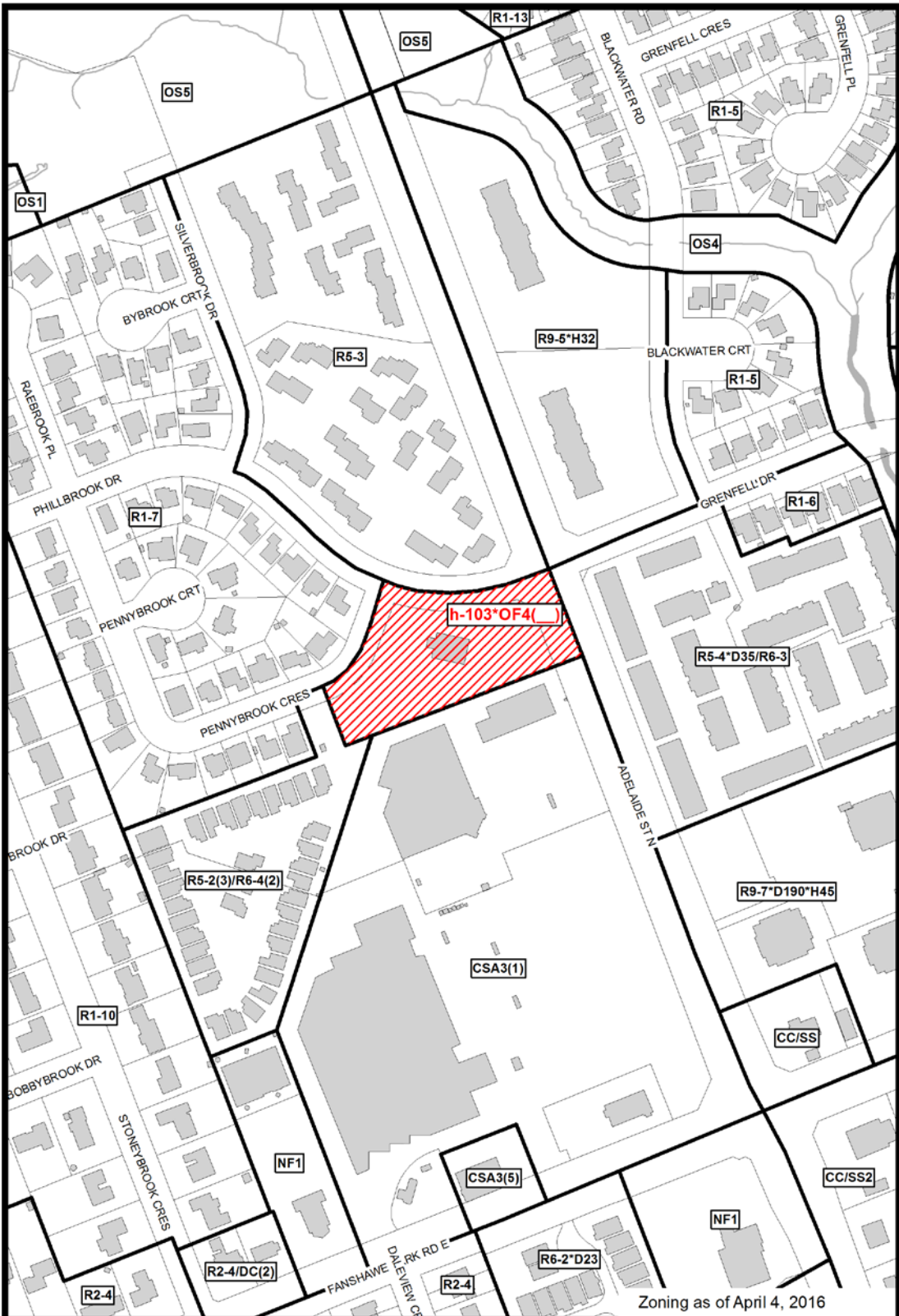
PASSED in Open Council on May 17, 2016.

Matt Brown
Mayor


Catharine Saunders
City Clerk

First Reading – May 17, 2016
Second Reading – May 17, 2016
Third Reading – May 17, 2016

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



File Number: OZ-8584
 Planner: SW
 Date Prepared: 2016/04/08
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

