

Bill No. 354  
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 21  
Wharnccliffe Road South

WHEREAS **Farhi Holdings Corporation** has applied to rezone an area of land located at 21 Wharnccliffe Road South, 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 21 Wharnccliffe Road South, as shown on the attached map comprising part of Key Map No. A107, **from** a Regional Facility (RF) Zone **to** holding Residential R8 Special Provision/Office Residential Special Provision (h-18\*R8-4(\_\_\_\_)/OR(\_\_\_\_)\*H12) Zone.

2. Section Number 16.4 of the Office Residential (OR) Zone is amended by adding the following Special Provision:

- OR(\_\_\_\_) 21 Wharnccliffe Road South
- a) Additional Permitted Uses
- i) clinic
  - ii) personal service establishment
- b) Regulations: for the existing building as of the date of the passing of the by-law
- i) Height (maximum) 12m (39.4ft)
  - ii) Front Yard Setback (minimum) 6.2m (20.3 ft)
  - iii) Exterior Side Yard Setback (minimum) 0m (0ft)
  - iv) Gross floor area for office uses (maximum) 2,750m<sup>2</sup> (32,291 sq ft)
  - v) Minimum number of parking spaces where the total number of required spaces is 138 or less 100
  - vi) Non-residential uses are permitted on all floors

3. Section Number 12.4 of the Residential (R8) Zone is amended by adding the following Special Provision:

- R8-4(\_\_\_\_) 21 Wharnccliffe Road South
- a) Regulations: for the existing building as of the date of the passing of the by-law
- i) Height (maximum) 12m (39.4ft)
  - ii) Front Yard Setback (minimum) 6.2m (20.3 ft)

iii)	Exterior Side Yard Setback (minimum)	0m (0ft)
iv)	Minimum number of parking spaces where the total number of required spaces is 138 or less	100
v)	Density – Units per hectare (maximum)	76

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.

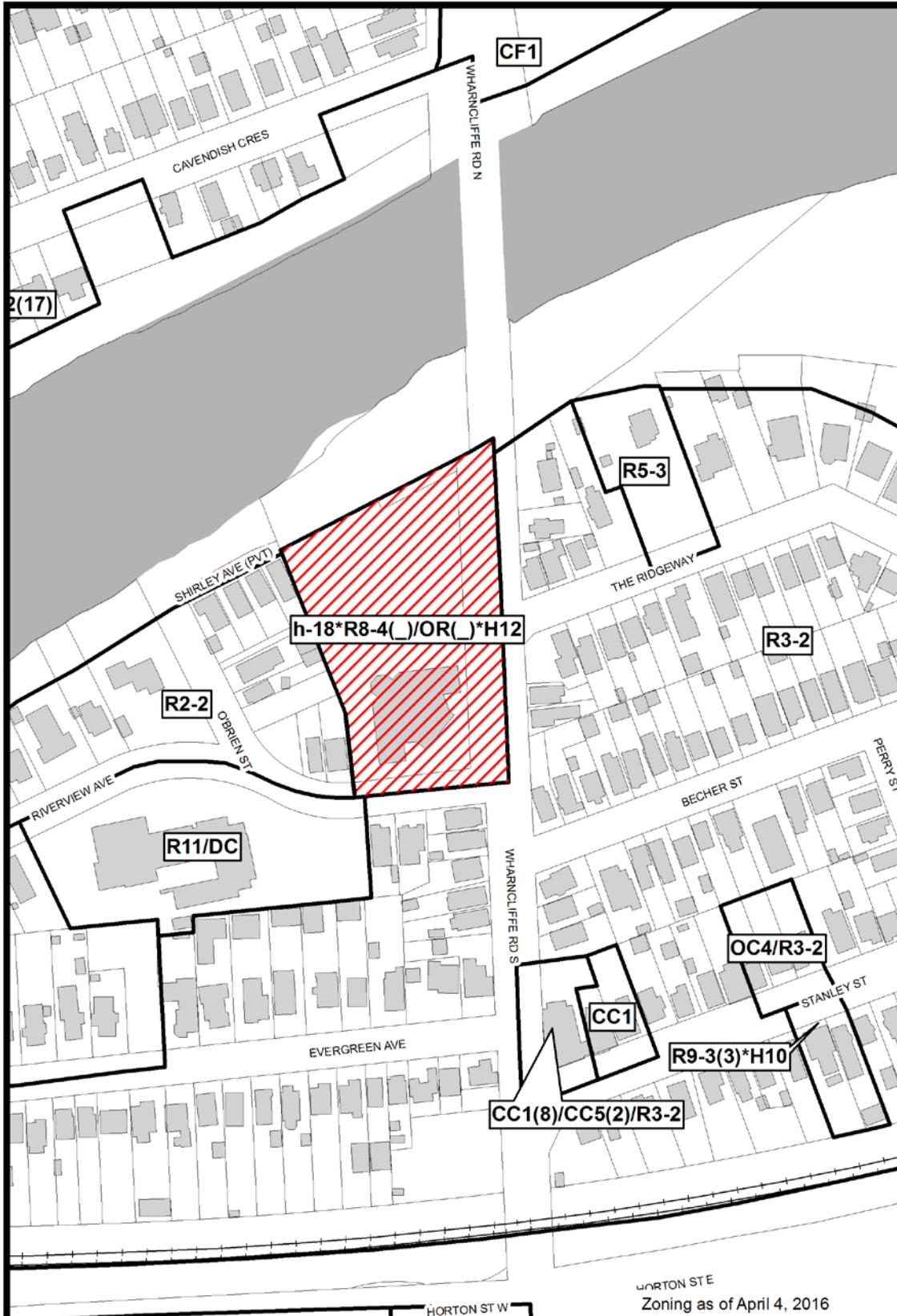
PASSED in Open Council on September 13, 2016

Matt Brown  
Mayor

Catharine Saunders  
City Clerk


First Reading - September 13, 2016  
Second Reading - September 13, 2016  
Third Reading - September 13, 2016

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



Horton St E  
Zoning as of April 4, 2016

File Number: OZ-8484  
 Planner: SW  
 Date Prepared: 2016/04/29  
 Technician: RN  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

