

ZONING DATA SHEET – ZONING BY-LAW AMENDMENT

To be completed by Applicant as part of Complete Application

File No.

Description of Land	
Municipal street address: 1310 Adelaide St. N., London - PART 1 (PROPOSED DEVELOPMENT)	
Legal Description:	
Existing Zone(s) in Z.-1 Zoning By-law: Open Space‘OS4(2)	Proposed Zone(s) in Zoning By-law: ‘Open Space 4 with Special Provision - OS4()

BY-LAW RESTRICTIONS	REQUIRED	AS SHOWN ON PLAN
(a) Use	Commercial Recreation Establishments In existing buildings	Commercial/Office
(b) Lot Area (m ²) Min	4,000 m ²	6,445.9m ²
(c) Lot Frontage (m) Min	15 m	65.3 m
(d) Front Yard (m)	6.0 m	6.1 m
(e) Exterior Side Yard (m)	8.0 m	3.9 m
(f) Rear Yard (m) Min	7.0 m (Abutting a Non-Residential Zone)	29.2 m
(g) Interior Yard (m) Min	6.0 m	47.9 m
(h) Lot Coverage (%) Max	10%	15.22%
(i) Landscape Open Space (% min)	20%	40.4%
(j) Height (m) Max	12.0m	1 Storey (less than 12.0m)
(k) Off-street Parking	Shopping Centre (less than 2000 sq.m.) 1per15 sq.m. 1115.2 sq.m.(includes patio) Requires 75 stalls	Total: 77 stalls (at grade)
(l) Bicycle Parking	7% of required parking = 6 spaces	8 spaces
COMMENTS		

1.

Anticipated numbering for requested Bonus Zone.
2.

Analysis based upon the preliminary concept plan prepared by York (Sept 2016).
3.

Deficient values identified in 'red'. Deficient values to be integrated into requested Bonus Zone.

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File No.

Description of Land	
Municipal street address: 1310 Adelaide St. N., London - PART 2 (ADDITIONAL LANDS OWNED BY APPLICANT)	
Legal Description:	
Existing Zone(s) in Z.-1 Zoning By-law: Open Space'OS4(2)	Proposed Zone(s) in Zoning By-law: 'Open Space 4 - OS4

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1. Analysis based upon the preliminary concept plan prepared by York (Sept 2016).