

Bill No. 209
2012

By-law No. Z.-1-122104

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 497-499 Central Avenue.

WHEREAS **Filipe Abrantes and Daniel McFadden** have applied to rezone an area of land located at 497-499 Central Avenue, 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 497-499 Central Avenue, as shown on the attached map comprising part of Key Map No. 70, from a Residential R3 (R3-2) Zone to a Residential R3 Special Provision (R3-2(9)) Zone.

2. Section Number 7.4 of the Residential R3 (R3-2) Zone is amended by adding the following Special Provision:

9)	R3-2(9)	497-499 Central Avenue	
	a)	Additional Permitted Use	
		i) Multiple Dwelling	
	b)	Regulations	
		i) Number of Dwelling Units (Maximum)	5
		ii) Number of bedrooms per dwelling unit (Maximum)	2
		iii) Number of 2-bedroom dwelling units (Maximum)	2
		iv) Lot Area (m ²) Minimum	600m ² (6,458 sq.ft)
		v) Lot Frontage (m) Minimum	15 metres (49.2 feet)
		vi) Exterior Side Yard Depth (m) Minimum	3.6 metres (11.8 feet)
		vii) Rear Yard Depth (m) Minimum	6.0 metres (19.7 feet)
		viii) Interior Side Yard Depth (m) Minimum	3.0 metres (9.8 feet)
		ix) Landscaped Open Space (Minimum)	30%
		x) Lot Coverage (Maximum)	44%
		xi) Height (m) Maximum	12.0 metres (39.4 feet)
		xii) Parking Area Coverage (Maximum)	25%

xiii) Parking
(Minimum)

1 space per dwelling unit

xiv) Notwithstanding the provisions of Section 4.28, the minimum front yard depth shall be 0.0 metres and the maximum front yard depth shall be 1.0 metres

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.

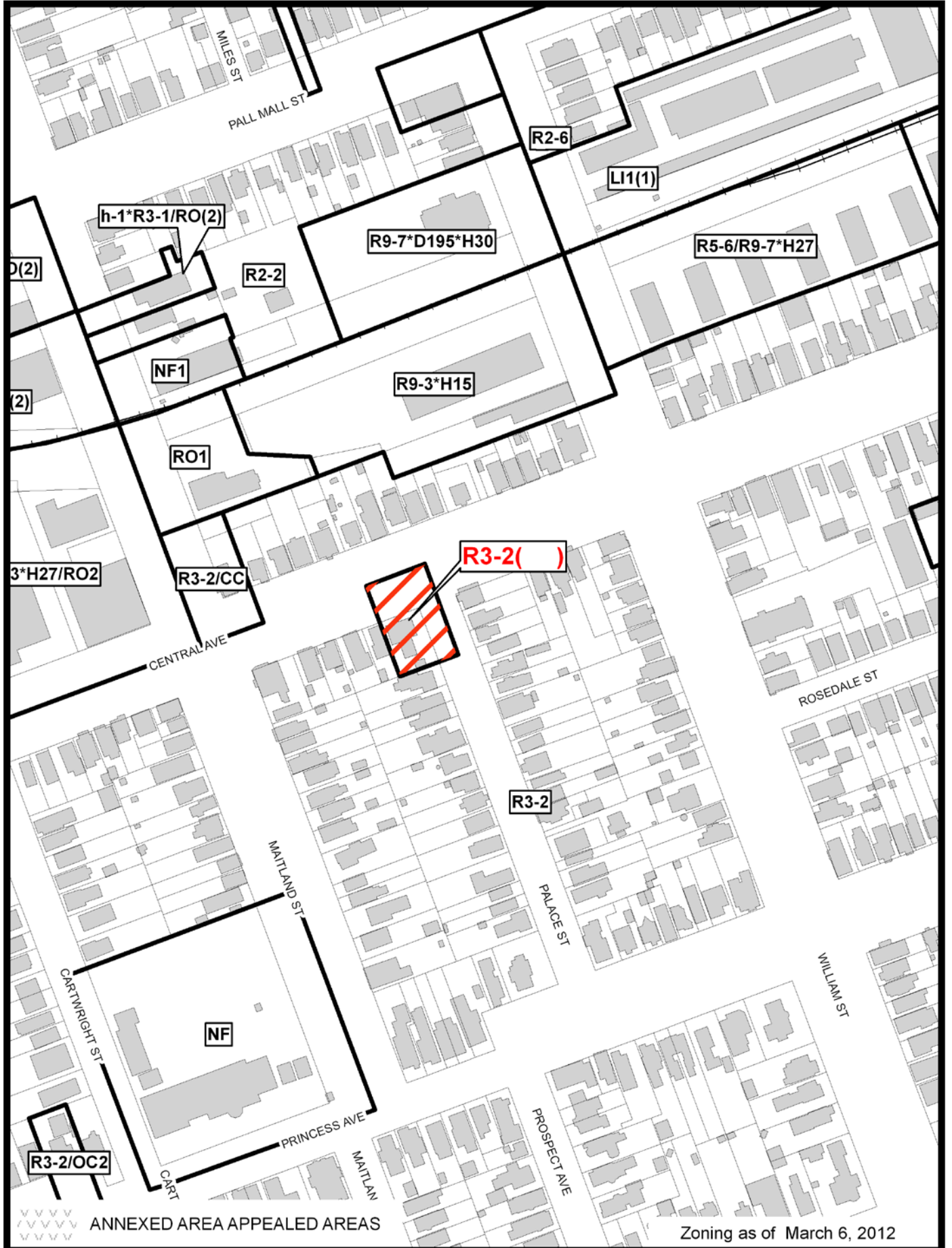
PASSED in Open Council on May 1, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – May 1, 2012
Second Reading – May 1, 2012
Third Reading – May 1, 2012

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



File Number: Z-8008
 Planner: MT
 Date Prepared: 2012/03/19
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE



1:2,500

