

Bill No. 409  
2017

By-law No. Z.-1-17 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 639 York Street.

WHEREAS **2367698 Ontario Inc.** has applied to rezone an area of land located at 639 York Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 639 York Street, as shown on the attached map comprising part of Key Map No. A108, **from** a Restricted Service Commercial (RSC2/RSC4/RSC5) Zone **to** a Restricted Service Commercial Special Provision (RSC2/RSC4(\_\_)/RSC5) Zone.

2. Section Number 28.4 d) of the Restricted Service Commercial (RSC) Zone is amended by adding a new special provision:

RSC4(\_\_) 639 York Street

a) Additional permitted use:

i) Public Utility

b) Regulation[s]

- |       |  |   |
|-------|--|---|
| i)    | Lot Depth<br>(Minimum)                         | 58 metres (190.3 feet)                                |
| ii)   | Front Yard Setback<br>(Minimum)                | 3.0 metres (9.8 feet)                                 |
| iii)  | Interior (east) Side Yard Setback<br>(Minimum) | 0.25 metres (0.8 feet)                                |
| iv)   | Rear Yard Setback<br>(Minimum)                 | 0.25 metres (0.8 feet)                                |
| v)    | Lot Coverage<br>(% Maximum)                    | 50%   |
| vi)   | Height<br>(maximum)<br><br>(Maximum)           | 3 Storeys to a<br>maximum height of<br>14.5 metres.   |
| vii)  | Total Gross Floor Area<br>(Maximum)            | 7,500 square metres<br>(80,729 square feet)           |
| viii) | Parking<br>(Minimum)                           | 80 parking spaces                                     |
| ix)   | Loading Spaces<br>(Minimum)                    | 2 each measuring 9<br>metres (29.6 feet)<br>in length |
| x)    | Parking Area Setback<br>(Minimum)              | 2 metres (6.6 feet)                                   |

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 September 5, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

