

Bill No. 105
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 447 Old Wonderland Road.

WHEREAS Nest on Wonderland has applied to rezone an area of land located at 447 Old Wonderland Road, 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 447 Old Wonderland Road, as shown on the attached map comprising part of Key Map No. A106, from an Open Space (OS1) Zone and a Residential R1 (R1-10) Zone to a Holding Residential R8 Special Provision/Restricted Office Special Provision (h-5*R8-4(_)/RO2(_)) Zone and a Residential R1 (R1-10) Zone.
- 2) Section Number 12.4(d) of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(_) 447 Old Wonderland Road

a) Regulations:

- | | | |
|------|--|-----------------------------|
| i) | Front Yard Depth
(Minimum): | 0.75 metres
(2.46 feet) |
| ii) | Exterior Side Yard Depth
(Minimum): | 0.75 metres
(2.46 feet) |
| iii) | Setback of Balcony
Projection to Lot Line
(Minimum): | 0.75 metres
(2.46 feet) |
| iv) | Building Height
(Maximum): | 15.5 metres
(50.85 feet) |
| v) | Density
(Maximum): | 78 units per hectare |

- 3) Section Number 18.4(c) of the Restricted Office (RO2) Zone is amended by adding the following Special Provision:

RO2(_) 447 Old Wonderland Road

a) Regulations:

- | | | |
|-----|--|----------------------------|
| i) | Front Yard Depth
(Minimum): | 0.75 metres
(2.46 feet) |
| ii) | Exterior Side Yard Depth
(Minimum): | 0.75 metres
(2.46 feet) |

- iii) Parking
(Minimum):
In accordance with Section 4.19(10) or 85 spaces,
whichever is lesser.
- iv) Height
(Maximum): 9 metres
(29.53 feet)

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. P.13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on March 5, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

Schedule "A"



File Number: Z-8962
Planner: CL
Date Prepared: 2019/02/22
Technician: DM
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40
 Meters

