

Bill No. 22
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1395 Riverbend Road, described as part of Block 1 Plan 33M-743.

WHEREAS EVE Park London GP Inc. has applied to rezone an area of land located at 1395 Riverbend Road, described as part of Block 1 Plan 33M-743, 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 1395 Riverbend Road, described as part of Block 1 Plan 33M-743, as shown on the attached map, FROM a Holding Residential R5/R6 Special Provision (h•h-206•R5-3(18)/R6-5(42)) Zone, a Holding Residential R5/R6 Special Provision/Community Facility Special Provision (h•h-206•R5-3(18)/R6-5(42)/CF1(19) Zone, and an Open Space OS1 Zone TO a Residential R6 Special Provision (R6-5(*)) Zone.

2. Section Number 10.4 of the Residential R6 Zone is amended by adding the following special provisions:

R6-5(*) 1395 Riverbend Road, described as part of Block 1 Plan 33M-743

a) Regulations:

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|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| i) | Front and Exterior Side Yard Depth (Minimum): | 3.0 metres |
| ii) | Interior Side and Rear Yard Depth (Minimum): | 3.0 metres |
| iii) | Height (Maximum): | 18.0 metres |
| iv) | Density (Maximum): | 45 units per hectare |
| v) | Parking (Minimum): | 1 space per unit |
| vi) | Parking may be provided by a mechanical stacked parking system; notwithstanding Section 4.19, parking provided by a mechanical stacked parking system shall be exempt from the size requirements of Section 4.19.2 - Dimensions of Parking Spaces, and no access aisles are required as per Sections 4.19.2.1 - Access Aisles and 4.19.6 (j) - Access Aisles for Parking Spaces for Persons with Disabilities. | |

3. 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.

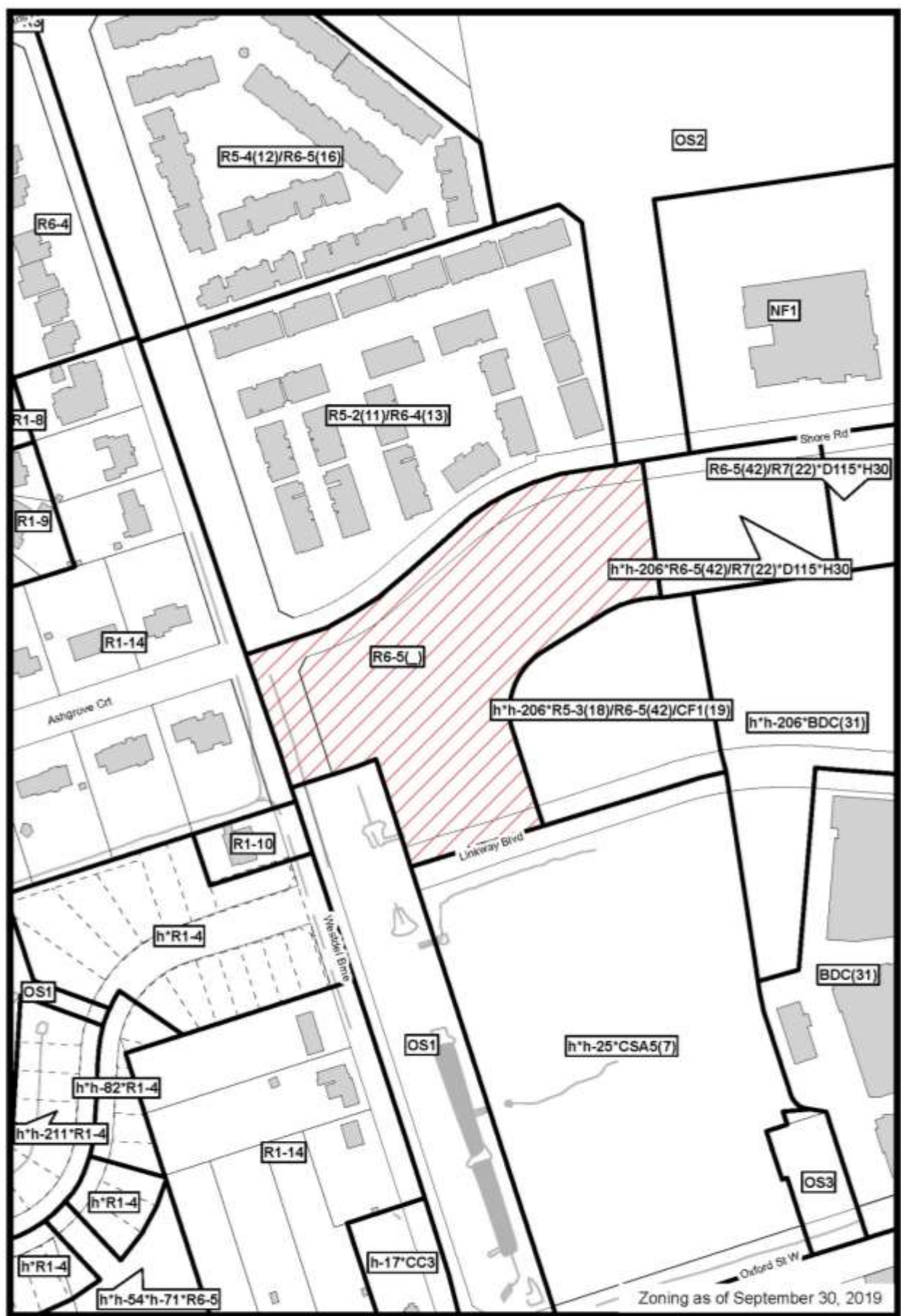
PASSED in Open Council on December 10, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 10, 2019
Second Reading – December 10, 2019
Third Reading – December 10, 2019

Schedule "A"



File Number: Z-9098
 Planner: LM
 Date Prepared: 2019/10/15
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

