

Bill No. 297
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 799 Southdale Road
West

WHEREAS Speyside East Corporation applied to rezone an area of land located at 799 Southdale Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 799 Southdale Road West, as shown on the attached map comprising part of Key Map No. A.110, from an Urban Reserve (UR1) Zone and a holding Residential R4 Special Provision (h-56*h-84*R4-6(6)) Zone to a Residential R7 Special Provision (R7()*H20*D100) Zone and a Residential R5 Special Provision/Residential R9 Special Provision (R5-7()/R9-3() Zone; and from a Residential R2 Special Provision/Residential R4 Special Provision (R2-1(13)/R4-3(1) Zone to a Residential R5 Special Provision/Residential R9 Special Provision (R5-7()/R9-3() Zone.

2. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

- R5-7() 799 Southdale Road West
- a) Regulations:
- i) Density 100uph
(maximum)
- ii) The front lot line is deemed to be Southdale Road West

3. Section Number 11.4 of the Residential R7 (R7) Zone is amended by adding the following Special Provision:

- R7() 799 Southdale Road West
- a) Regulations:
- i) Front yard 0.5 metres
(minimum)
- ii) West side yard 9.2 metres
(minimum)
- iii) The front lot line is deemed to be Southdale Road West
- iv) *Notwithstanding the definition of "Continuum-of-Care Facility" to the contrary, an "Apartment Building, Senior Citizens" which forms a component of a Continuum-of-Care Facility, may be owned and/or operated by a for-profit entity.*

4. Section Number 13.4 of the Residential R9 (R9-3) Zone is amended by adding the following Special Provision:

- R9-3() 799 Southdale Road West
- a) Regulations:
- i) Density 100uph
(maximum)

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| ii) | Height
(maximum) | 17 metres |
| iii) | Front yard
(minimum) | 0.5 metres |
| iv) | West Side Yard
(minimum) | 4.8 metres |
| v) | East Side Yard
(minimum) | 6.0 metres |
| vi) | The front lot line is deemed to be Southdale Road West | |
| vii) | All buildings must be oriented to the Southdale Road West frontage | |

5. 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.

6. 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 29, 2020.




Ed Holder
Mayor

Catharine Saunders
City Clerk

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



Zoning as of February 28, 2020

<p>File Number: OZ-9188 Planner: AR Date Prepared: 2020/09/10 Technician: rc By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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