

Bill No. 225
2021

By-law No. Z.-1-21_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 1701-1737
Richmond Street.

WHEREAS Richmond Hyland Centre Inc. c/o Westdell Development Corporation has applied to rezone an area of land located at 1701-1737 Richmond 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 1701-1737 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, from an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3) Zone and an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone to an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(_)) Zone and an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone.

2. Section Number 24.4a) of the Associated Shopping Area Commercial (ASA1) Zone is amended by repealing the existing Special Provisions and replacing it with the following:

ASA1(5)	1701-1737 Richmond Street	
a)	Prohibited Use:	
i)	Grocery stores	
b)	Additional Permitted Use:	
i)	Food Store	
c)	Regulations:	
i)	Gross Floor Area (Maximum)	17,950 sq.m (193,212.19 sq.ft), inclusive of patios
ii)	Parking (Minimum)	550 spaces for all permitted uses

3. Section Number 24.4b) of the Associated Shopping Area Commercial (ASA2) Zone is amended by repealing and replacing the following Special Provision:

ASA2(3)	1701-1737 Richmond Street	
a)	Prohibited Use:	
i)	Supermarkets	
b)	Additional Permitted Use:	
i)	Food Store	

- c) Regulations:
 - i) Gross Floor Area for Supermarkets (Maximum) Not Applicable
 - i) Gross Floor Area (Maximum) 17,950 sq.m (193,212.19 sq.ft), inclusive of patios
 - ii) Parking (Minimum) 550 spaces for all permitted uses

4. Section Number 24.4c) of the Associated Shopping Area Commercial (ASA3) Zone is amended by repealing the existing Special Provisions and replacing it with the following:

ASA3(1) 1701-1737 Richmond Street

- a) Additional Permitted Use:
 - i) Food Store
- b) Regulations:
 - i) In addition to the permitted uses of the ASA3 Zone, offices are a permitted use subject to a maximum gross floor area of 4,645 square metres (50,000 square feet) for all office uses and a maximum height of 16 metres (52.5 feet) for office buildings.
 - ii) The application of the maximum gross floor area requirements of office use shall be to the ASA3(1) Zone and not to the individual properties contained within the zone. Gross floor area shall be allocated in proportion to the lot size as it relates to the total area zoned.
 - iii) Gross Floor Area (Maximum) 17,950 sq.m (193,212.19 sq.ft), inclusive of patios
 - iv) Parking (Minimum) 550 spaces for all permitted uses

5. Section Number 24.4c) of the Associated Shopping Area Commercial (ASA3) Zone is amended by adding the following Special Provision:

ASA3(_) 1701-1737 Richmond Street

- a) Additional Permitted Use:
 - i) Food Store
- b) Regulations:
 - i) Gross Floor Area (Maximum) 17,950 sq.m (193,212.19 sq.ft), inclusive of patios
 - ii) Parking (Minimum) 550 spaces for all permitted uses

6. 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.

7. 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.

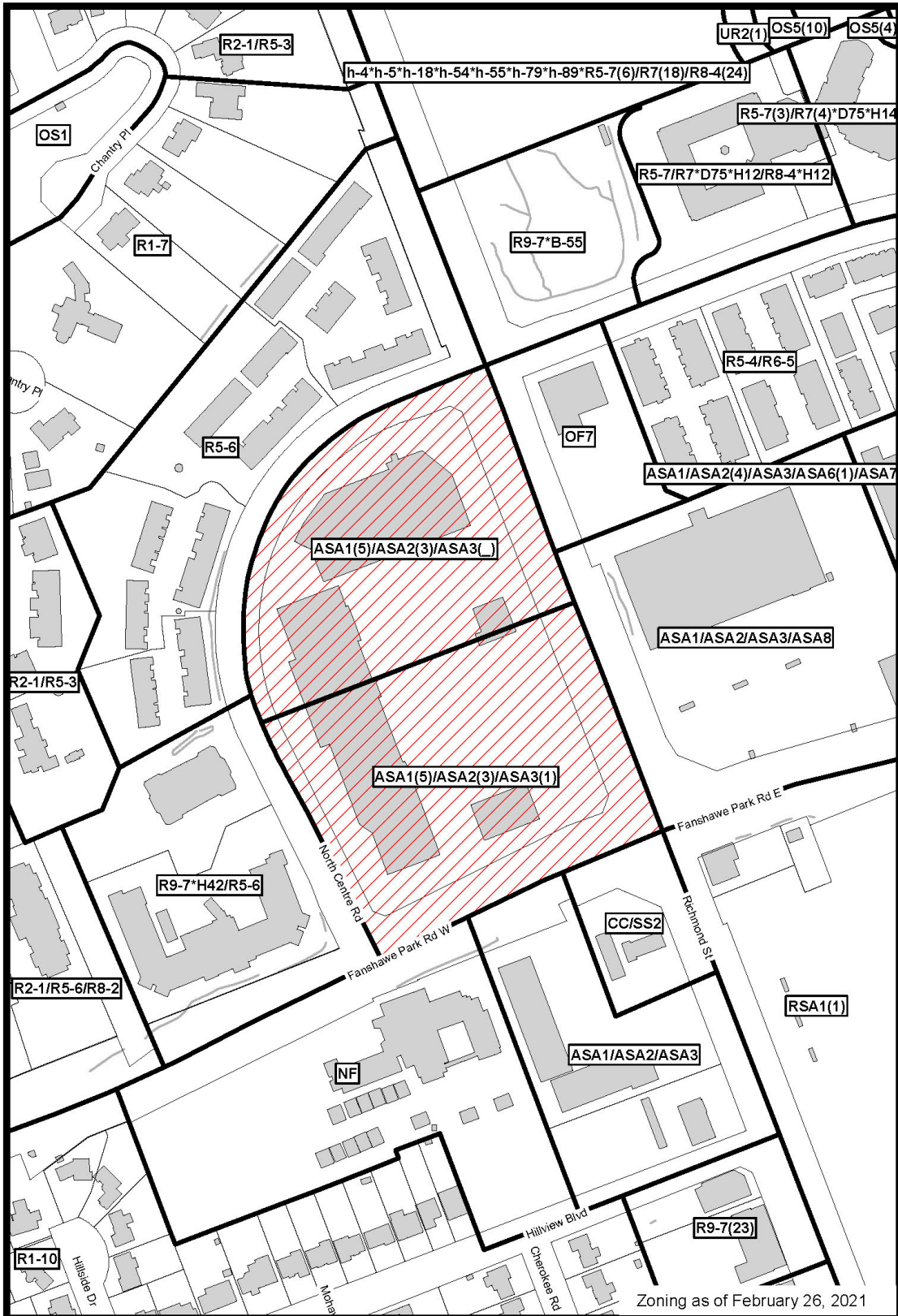
PASSED in Open Council on May 4, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk


First Reading – May 4, 2021
Second Reading – May 4, 2021
Third Reading – May 4, 2021

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



Zoning as of February 26, 2021

File Number: Z-9291
 Planner: CM
 Date Prepared: 2021/03/22
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters 