

Bill No. 444
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 496 Dundas Street.

WHEREAS Amiraco Properties Inc. has applied to rezone an area of land located at 496 Dundas Street, as shown on the map attached to this by-law, as set out below.

AND WHEREAS this rezoning conforms with 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 496 Dundas Street, as shown on the attached map, from an Office Residential/Business District Commercial (OR*D250*H46/BDC) Zone to a Business District Commercial Special Provision (BDC(_)*D530*H57) Zone.

2. Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following special provisions:

BDC(_)	496 Dundas Street	
a)	Regulations	
i)	Building height (Maximum)	16 storeys or 57 meters (187ft)
ii)	Density (Maximum)	530 units per hectare (214.5 units per acre)
iii)	Off-street parking (Minimum)	153 spaces (ratio of 0.9 parking spaces per unit)
iv)	Interior side yard depth (Minimum)	0.0 meters (0 ft)

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. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

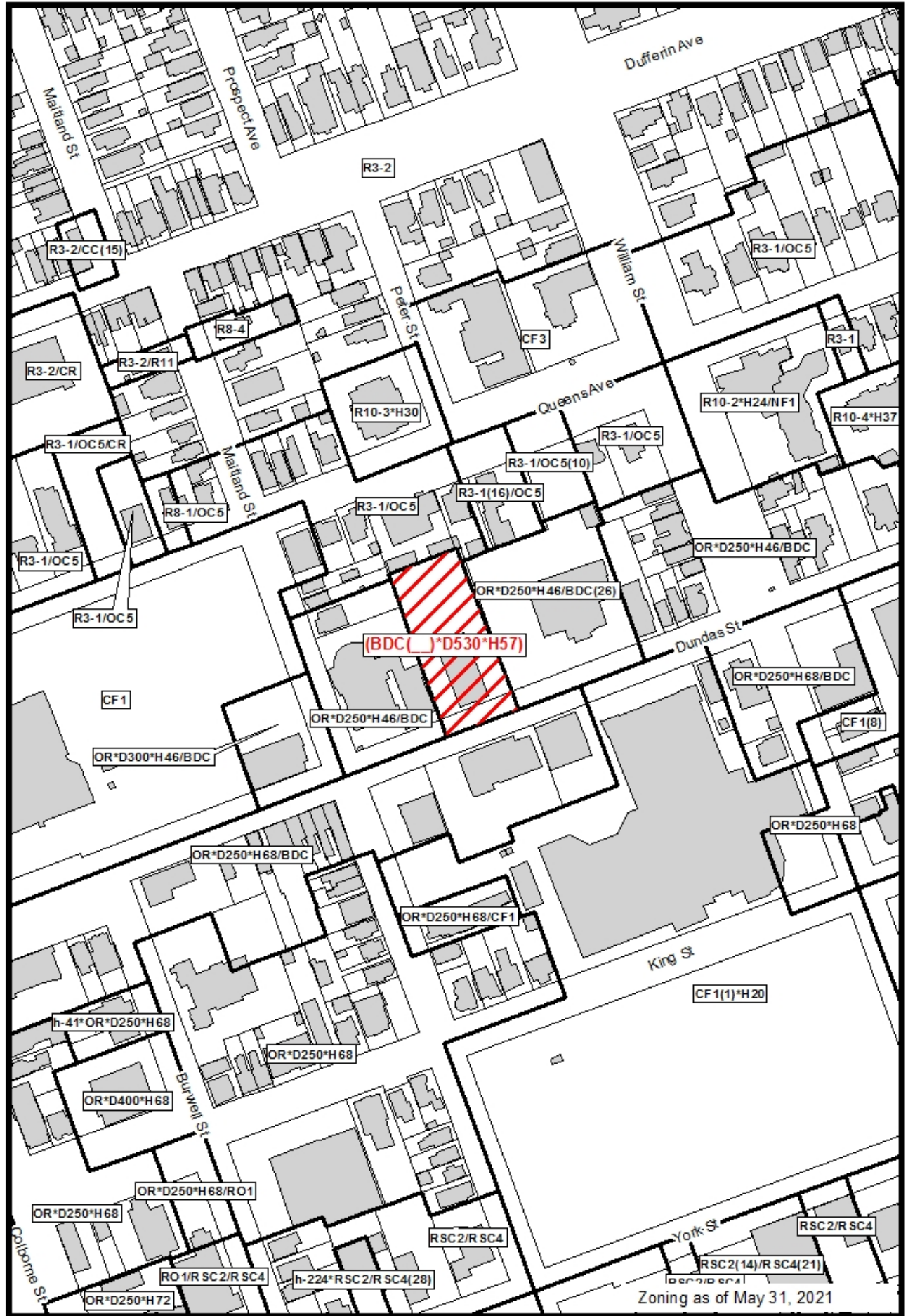
PASSED in Open Council on September 14, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk


First Reading – September 14, 2021
Second Reading – September 14, 2021
Third Reading – September 14, 2021

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



Zoning as of May 31, 2021

File Number: Z-9347
 Planner: ID
 Date Prepared: 2021/06/23
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

