

Bill No. 548
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 560 and 562
Wellington Street.

WHEREAS 560 Wellington Holdings Inc. has applied to rezone an area of
land located at 560 and 562 Wellington Street, 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 560 and 562 Wellington Street, as shown on the attached map
comprising part of Key Map No. A107, from an Office (OF1) Zone to a holding
Residential R10 Special Provision (h-5*R10-5()*H61) Zone.
- 2) Section Number 14.4 of the Residential R10 Zone is amended by adding the
following Special Provision:

R10-5()	560 and 562 Wellington Street
a)	Additional Permitted Uses
	i) Art galleries
	ii) Bake shops
	iii) Convenience stores
	iv) Dry cleaning and laundry depots
	v) Financial institutions
	vi) Personal service establishments
	vii) Florist shop
	viii) Small-scale grocery store
	ix) Food store
	x) Restaurants
	xi) Retail stores
	xii) Studios
	xiii) Video rental establishments
b)	Regulations:
	i) Gross Floor Area for additional permitted uses (Maximum) 300m ² (3,229 sq ft)
	ii) Front and Exterior Side Yard Depth (Minimum) 0m (0 ft)
	iii) Rear and Interior Side Yard Depth (Minimum) 0m (0 ft)
	iv) Landscape Open Space (Minimum) 0%
	v) Lot Coverage (Maximum) 95%

vi)	Height ft) (Maximum)	17 storeys or 61m (200 whichever is less
vii)	Density (Maximum)	807 Units Per Hectare
viii)	Parking Area Setback (Minimum)	0m (0 ft)
ix)	Floor Area Ratio (Maximum)	10:1
x)	Tower setback above 4 th storey (Minimum)	2.8m (9.2 ft)

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.

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.

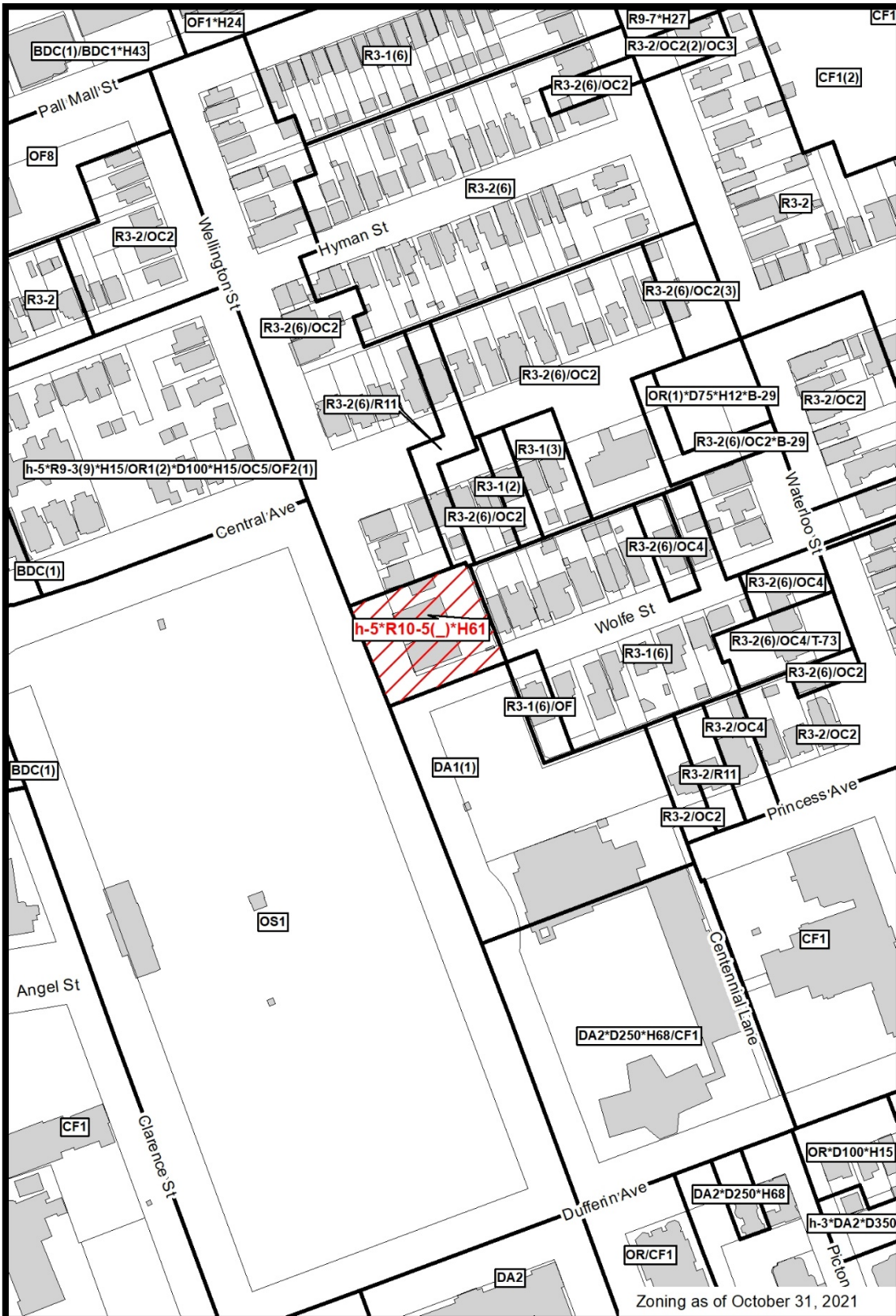
PASSED in Open Council on November 16, 2021.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – November 16, 2021
Second Reading – November 16, 2021
Third Reading – November 16, 2021

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



File Number: OZ-8462
 Planner: SW
 Date Prepared: 2021/11/04
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters 