

Bill No. 85  
2022

By-law No. Z.-1-22\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 257-263 Springbank Drive.

WHEREAS Anast Holdings Inc. has applied to rezone an area of land located at 257-263 Springbank Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_ 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 257-263 Springbank Drive, as shown on the attached map comprising part of Key Map No. A110, from an Arterial Commercial Special Provision (AC2(2)) Zone, to a Holding Residential R9 Special Provision (h-5\*R9-7(\_)) Zone.
- 2) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

) R9-7( ) 257-263 Springbank Drive

a) Regulations

- |       |  |                        |
|-------|--|------------------------|
| i)    | North Interior Side Yard Setback (Minimum) | 15.5 metres            |
| ii)   | Exterior Side Yard Setback (Minimum)       | 0.3 metres             |
| iii)  | Front Yard Setback (Minimum)               | 2.0 metres             |
| iv)   | Parking Rate                               | 1.0 space per unit     |
| v)    | Height (Northerly Portion)                 | 5-storeys – 20 metres  |
| vi)   | Height (Southerly Portion)                 | 6-storeys – 23 metres  |
| vii)  | Density                                    | 137 units per hectare  |
| viii) | Balcony Projection (maximum)               | 0.6m from the lot line |

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.

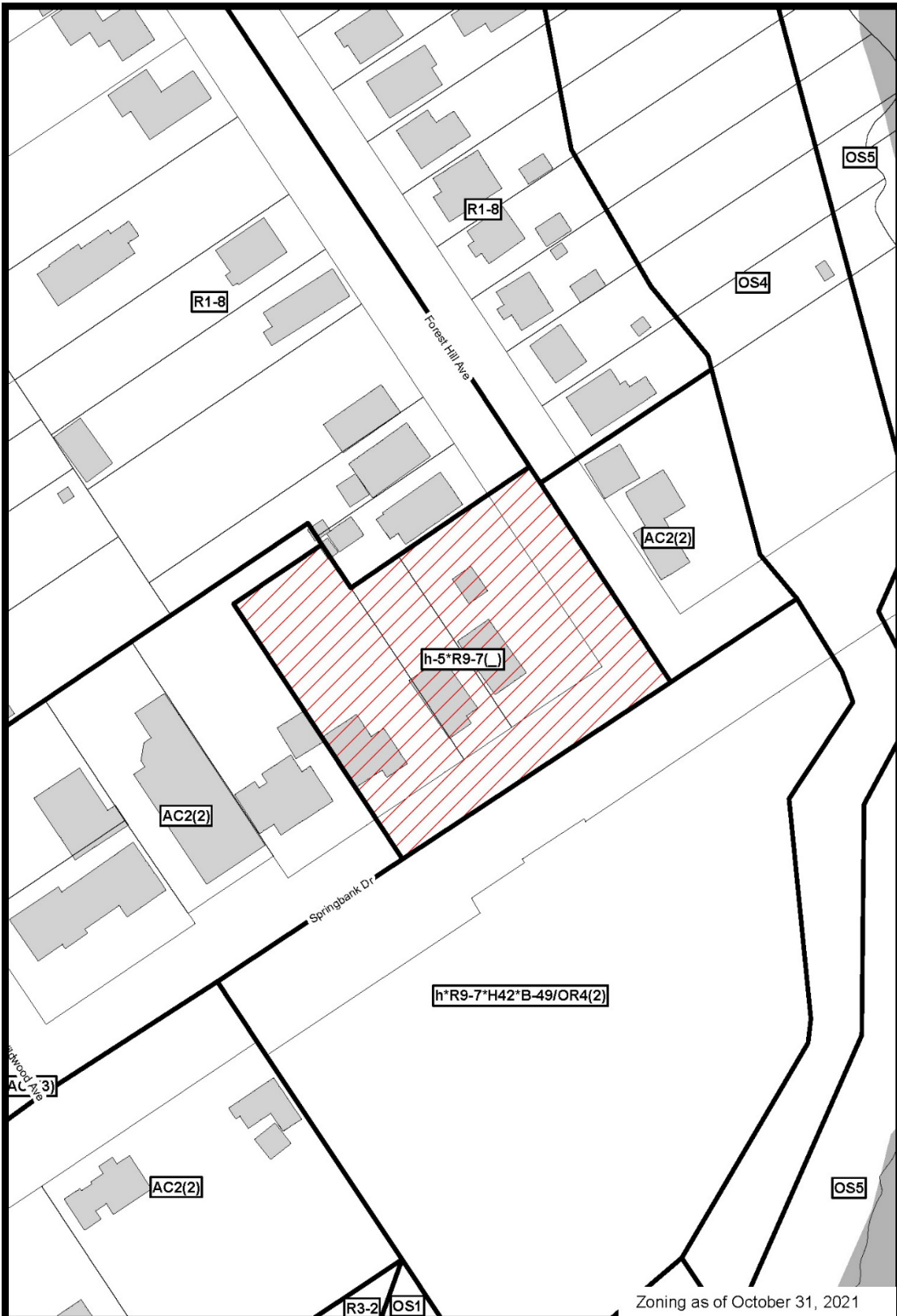
PASSED in Open Council on January 25, 2022.


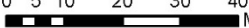

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

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



<p><b>File Number:</b> O-9354/Z-9355 <b>Planner:</b> AR <b>Date Prepared:</b> 2021/12/06 <b>Technician:</b> RC <b>By-Law No:</b> Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p><b>1:1,000</b></p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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