

Bill No. 255
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 258 Richmond Street

WHEREAS Siv-ik Planning and Design. has applied to rezone an area of land located at 258 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;

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 the lands located at 258 Richmond Street, as shown on the attached map comprising part of Key Map No. A107, from a Restricted Service Commercial (RSC2/RSC3/RSC4) Zone to a Holding Business District Commercial Special Provision (h-_*BDC(_)) Zone.
- 2) Section Number 3.8 2) of the Holding "h" Zones section is amended by adding the following Holding Zone:

h-__ 258 Richmond Street

Purpose: To prevent or minimize possible adverse effects on sensitive land uses created by the Canadian Nation Railway (Main Line), a noise analysis shall be carried out at the time of a change of use permit by a qualified professional and submitted to the City. Any recommendations contained therein for mitigation measures shall be implemented to the satisfaction of the Site Plan Approval Authority, prior to the removal of the "h-__" symbol.

Permitted Interim Uses: Uses permitted in the BDC Zone other than residential

- 3) Section Number 25.4 of the Business District Commercial (BDC) is amended by adding the following Special Provision:

BDC() 258 Richmond Street

a) Additional Permitted Uses:

i) Hotels and Assembly Halls

b) Regulations:

- | | |
|--|--|
| i) Lot Frontage (m)
(minimum) | 5.6 metres |
| ii) Lot Coverage (maximum) | 85% |
| iii) Off-Street Parking
(minimum) - Existing as of the
date of the passing of this By-law
for all permitted uses within
the existing Gross Floor Area
of the building | No additional parking
spaces shall be required
for conversions and/or
changes of use within the
existing floor area
provided that the number
of parking spaces which
existed on the effective
date of this By-law shall
continue to be provided |

and maintained. Where an addition to, or expansion of, the existing building is proposed the parking requirements of Zoning By-Law shall only

iv) Bicycle Parking
(minimum)

No bicycle parking requirements shall apply to the conversion of existing buildings for residential or non-residential uses

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.

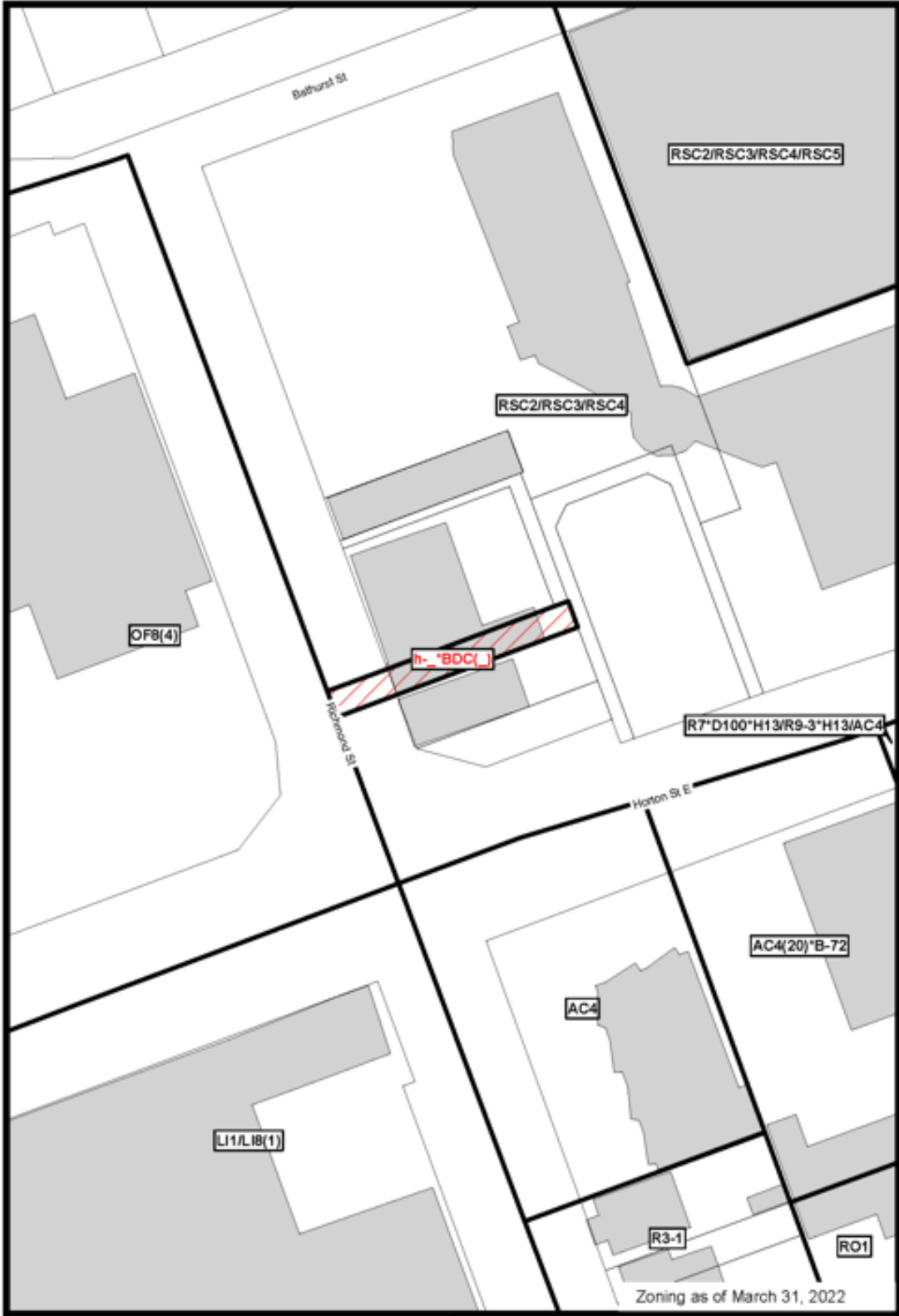
PASSED in Open Council on June 14, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – June 14, 2022
Second Reading – June 14, 2022
Third Reading – June 14, 2022

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



File Number: Z-9465
Planner: AS
Date Prepared: 2022/04/25
Technician: rc
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters

