

Bill No.
2022

By-law No. Z.-1

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 660 Sunningdale Road East.

WHEREAS Applewood Market Place Inc. has applied to rezone an area of land located at 660 Sunningdale Road East, 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 to portions of the lands located at 660 Sunningdale Road East, as shown on the attached map comprising part of Key Map No. A.102, from a Holding Business District Commercial Special Provision h, h-100, h-173, BDC2(10)*H18 Zone and a Holding Residential R5/R6 Special Provision (h*h-100*h-173*R5-6(9)/R6-5(38)/R8-4(27)) Zone to a Business District Commercial Special Provision, BDC2(10)*H23 Zone.
- 2) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by deleting the current special provision BDC2(10) and replacing it with the following new special provision:

BDC2(10)

a) Prohibited Uses

- i) Dwelling Units on the ground floor, only for the building fronting Appletree Gate.

b) Regulations

- i) Front & Exterior Side Yard Setback
(Minimum) 2 metres (6.6 feet)
(Maximum) 4 metres (13.1 feet)
- ii) Gross Leasable Floor Area
(Maximum) 1022 m² (11,000 ft²)
- iii) Parking for all uses
(Maximum) 274 Spaces
- iv) The direct walkway entrances for the individual commercial/retail/office tenants shall be oriented to the primary collector road and provide direct walkway access from commercial ground floor units to the public sidewalk along Appletree Gate frontage. and a range of commercial uses on the first floor with residential use above, will only be required for the buildings fronting Appletree Gate.
- v) Notwithstanding the provisions of Section 2 "LOT LINE, FRONT", the frontage for this lot will be deemed to be along the primary collector.

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.

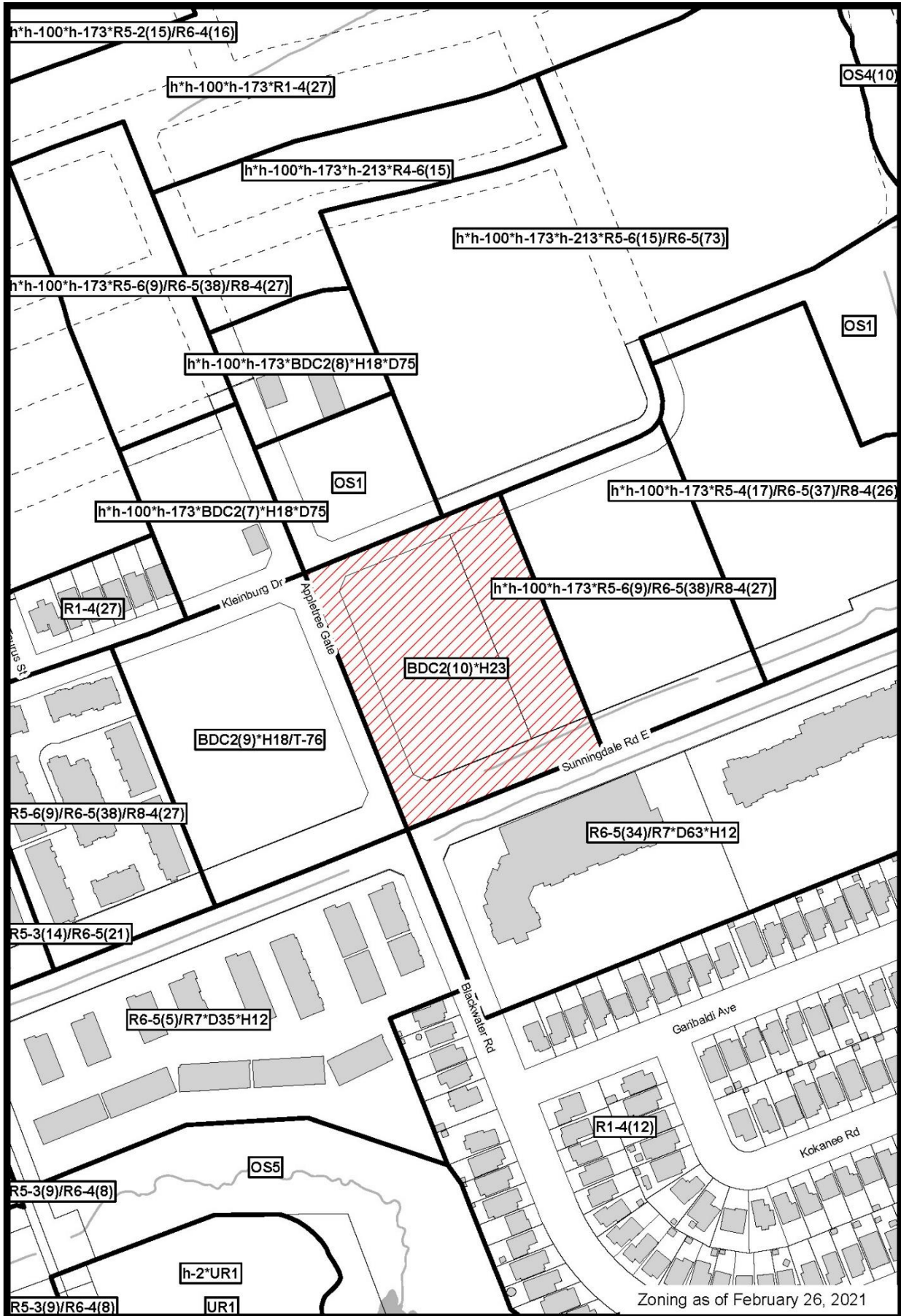
PASSED in Open Council on July 5, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

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



Zoning as of February 26, 2021

File Number: Z-9321
 Planner: SM
 Date Prepared: 2021/05/06
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

