

Bill No. 66
2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 489 Upper Queen Street.

WHEREAS Siv-ik Planning & Design Inc. has applied to rezone an area of land located at 489 Upper Queen 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 to lands located at 489 Upper Queen Street, as shown on the attached map comprising part of Key Map No. A107, FROM a Residential (R1-9) Zone **TO** a Residential (R5-7(_)) Special Provision Zone.

2) Section Number 9.4 of the Residential (R5-7) Zone is amended by adding the following Special Provisions:

) R5-7() 489 Upper Queen Street

a) Permitted Uses

i) Cluster Townhouse Dwellings

b) Regulations

- | | |
|---|--|
| i) Front Yard Depth (Minimum) | 4.0 metres |
| ii) Rear Yard Depth (Minimum) | 1.0 metre per 1.0 metre of main building height or fraction thereof but in no case less than 6.0 metres |
| iii) North Interior Yard Depth (Minimum) | 1.8 metres when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms |
| iv) South Interior Yard Depth (Minimum) | 10 metres |
| v) Height (Maximum) | 9.5 metres |
| vi) Density (Maximum) | 36 uph |
| vii) No garages shall be permitted on the street-facing elevation of any building(s) located directly adjacent to Upper Queen Street. | |

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.

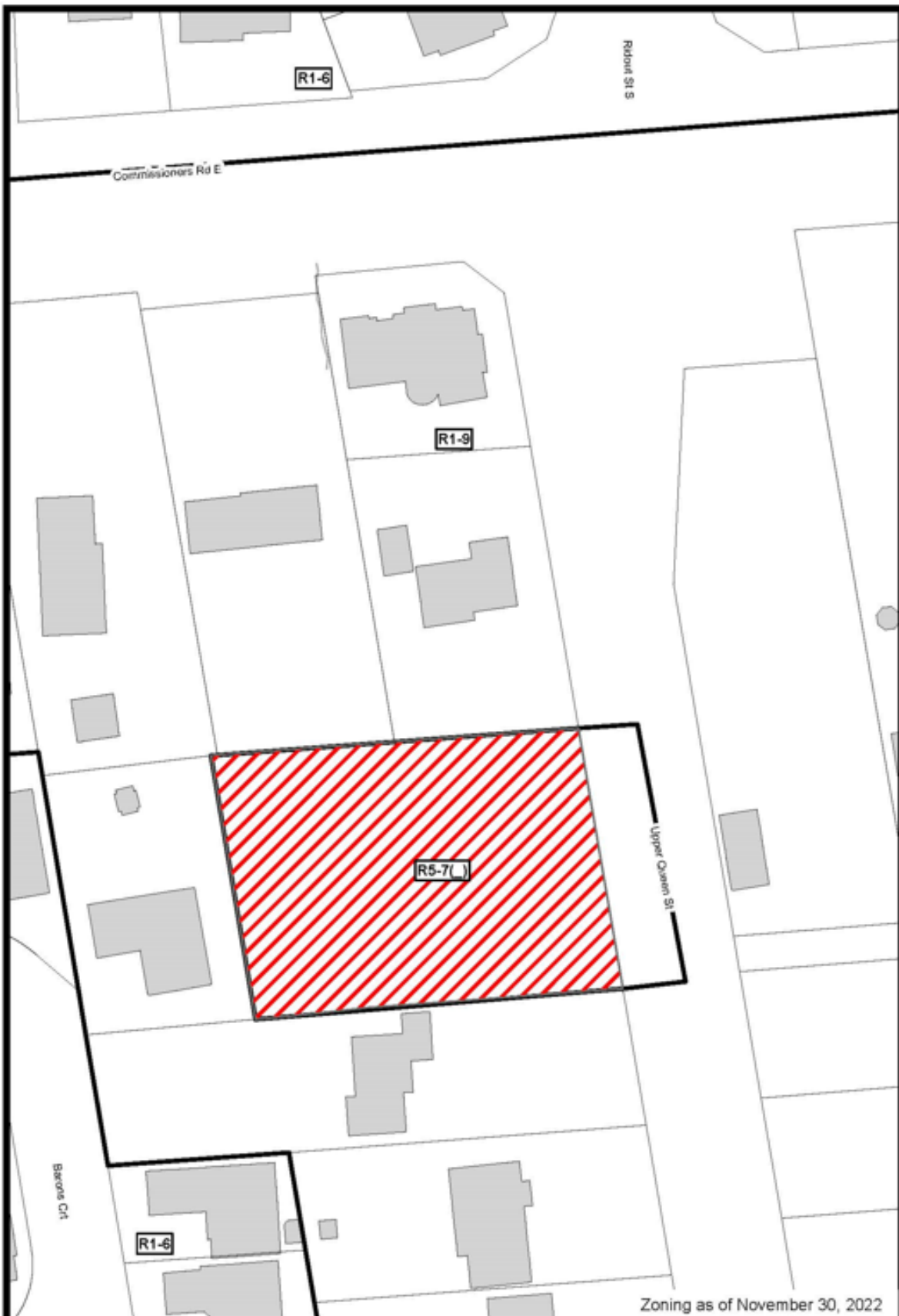
PASSED in Open Council on February 14, 2023

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 14, 2023
Second Reading – February 14, 2023
Third Reading – February 14, 2023

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



File Number: Z-9540

Planner: AS

Date Prepared: 2022/12/16

Technician: JI

By-Law No: Z-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters



