

Appendix A

Bill No.(number to be inserted by Clerk's Office)
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 614 Westmount Crescent.

WHEREAS La-Rosa Community Ltd. has applied to rezone an area of land located at 614 Westmount Crescent, 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 614 Westmount Crescent, as shown on the attached map comprising part of Key Map No.(A106), from a Residential R1 (R1-9) Zone **TO** a Residential R5 Special Provision (R5-5(_)) Zone.
- 2) Section Number 9.4 of the Residential (R5-5) Zone is amended by adding the following Special Provision:

R5-5(_) 614 Westmount Crescent

a) Regulations

- i) Maximum height of 12 metres (3 storeys) within 125 metres from the centerline of Commissioners Road West.
 - ii) Maximum height of 8 metres (2 storeys) beyond 125 metres from the centerline of Commissioners Road West.
 - iii) Maximum density of 39 units per hectare
 - iv) Front Yard Setback 1.5 metres
(Minimum)
- v) Primary building entrances and a habitable floor area along building facades fronting Westmount Crescent.

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 April 4, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 4, 2023.
Second Reading – April 4, 2023.
Third Reading – April 4, 2023.