

Bill No. 138
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 300-320 King Street.

WHEREAS Royal Host GP Inc. and Holloway Lodging has applied to rezone an area of land located at 300-320 King 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 300-320 King Street, as shown on the attached map comprising part of Key Map No.(A107), from a holding Downtown Area (h-3*DA2*D350) Zone **TO** a holding Downtown Special Provision (h-()*DA2(_)) Zone.
- 2) Section Number 20.4 of the Downtown (DA2) Zone is amended by adding the following Special Provision:
 - DA2(_)
 - 300- 320 King Street
 - a) Regulations for 300-320 King Street
 - i) Maximum density of 940 units per hectare
 - b) Regulations for the proposed new mixed-use building at 320 King Street
 - i) Maximum height of 112 metres (35 storeys)
 - ii) 0% landscaped open space
 - iii) Maximum Lot Coverage of 97%
 - iv) Minimum North Yard Setback to Tower Component of 12.0metres
 - v) West Yard Setback to Tower Component of 15.0metres
 - vi) South Yard Setback to Tower Component of 5.0metres
 - vii) Minimum East Yard Setback to Tower Component of 5.0metres

- 3) Section Number 3.8 2) of the Holding "h" Zone is amended by adding the following Holding Provision:

) h-__

Purpose: to ensure that the Municipal Emergency Communication System is functional and uninterrupted, the holding symbol shall not be deleted until subsequent studies determine no impacts exist or mitigation measures are identified and mutually agreed upon by the City and developer.

Permitted Interim Uses: Permitted uses within existing buildings.

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.

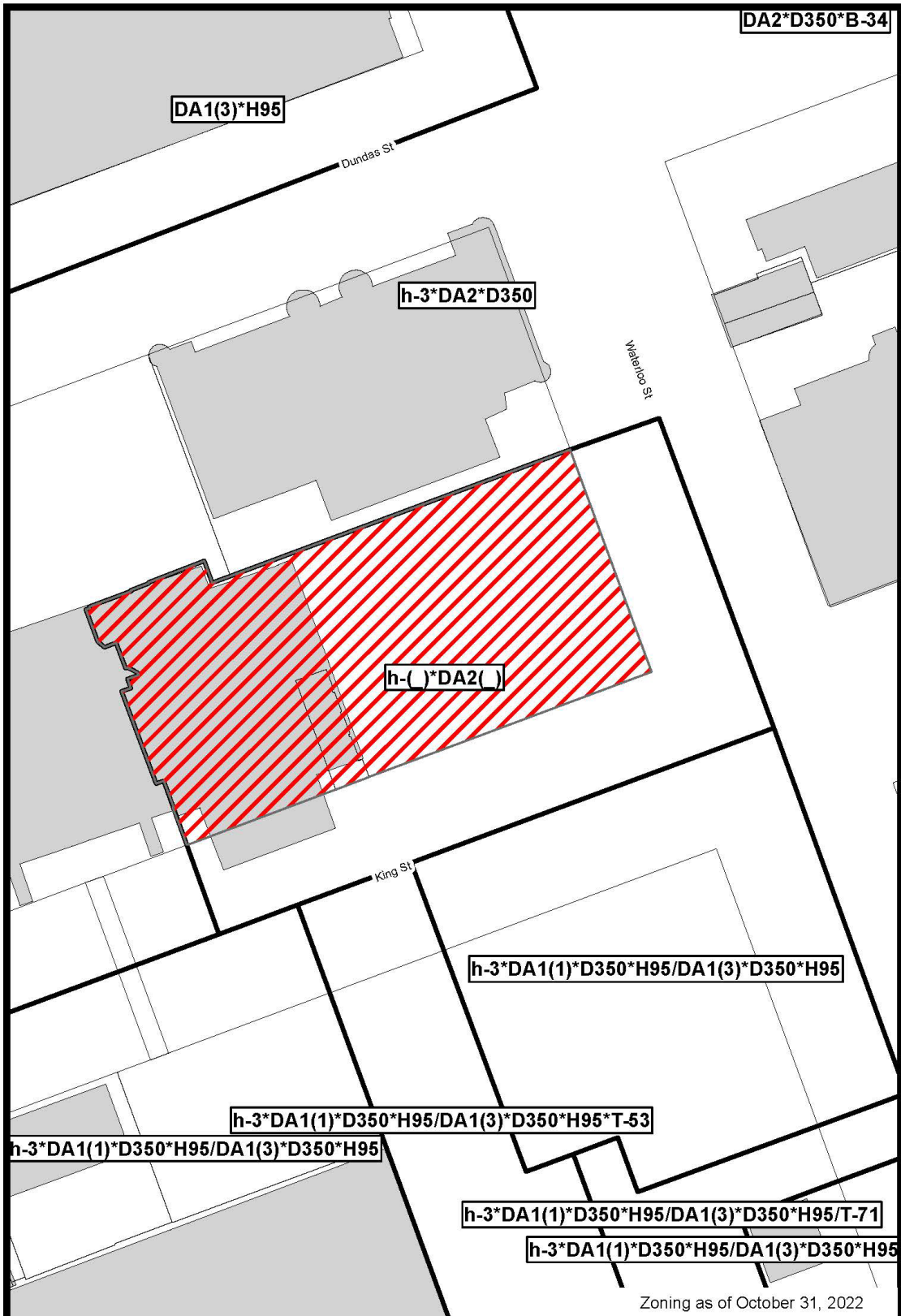
PASSED in Open Council on April 25, 2023.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – April 25, 2023
Second Reading – April 25, 2023
Third Reading – April 25, 2023

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



File Number: Z-9570
Planner: AR
Date Prepared: 2023/03/24
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters

