

Bill No. XXX

2026

By-law No. Z.-1-26_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 57-75 Wellington
Road and 68 High Street

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official
Plan;

NOW 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 57-75 Wellington Road and 68 High Street, as shown on the attached
map **FROM** a Holding Residential R3/Transit Station Area (R3-2/h-13*TSA1) Zone **TO** a
Holding Residential R3/Transit Station Area Special Provisions (R3-2/h-13*TSA(_))
Zone.

2. Section Number 52.4 of the Transit Station Area 1 (TSA1) Zone is amended by
adding the following Special Provisions:

TSA1(_) 57-75 Wellington Road and 68 High Street

a) Regulations

i) For the purpose of zoning, the front lot line is deemed to be
Wellington Road

ii) Interior Yard Depth (minimum) 1.4 metres

iii) Rear Yard Depth Abutting a Residential Zone (minimum) –
4.35 metres

iv) Height (maximum) – 84 metres

v) Floor Area Ratio (maximum) – 11.17

vi) Amenity Area (minimum) – 1.5 square metres per residential
unit

vii) Step Back – Shall not apply

viii) Notwithstanding Table 7.3 of the R3 Zone, the maximum
number of units per lot shall not apply.

ix) Notwithstanding Section 4.19(14) (Bicycle Parking
Requirements), a minimum of 0.33 long-term bicycle parking
spaces shall be required

x) Notwithstanding Section 4.19(16) (Electric Vehicle Charging Stations), no electric vehicle charging stations shall be required

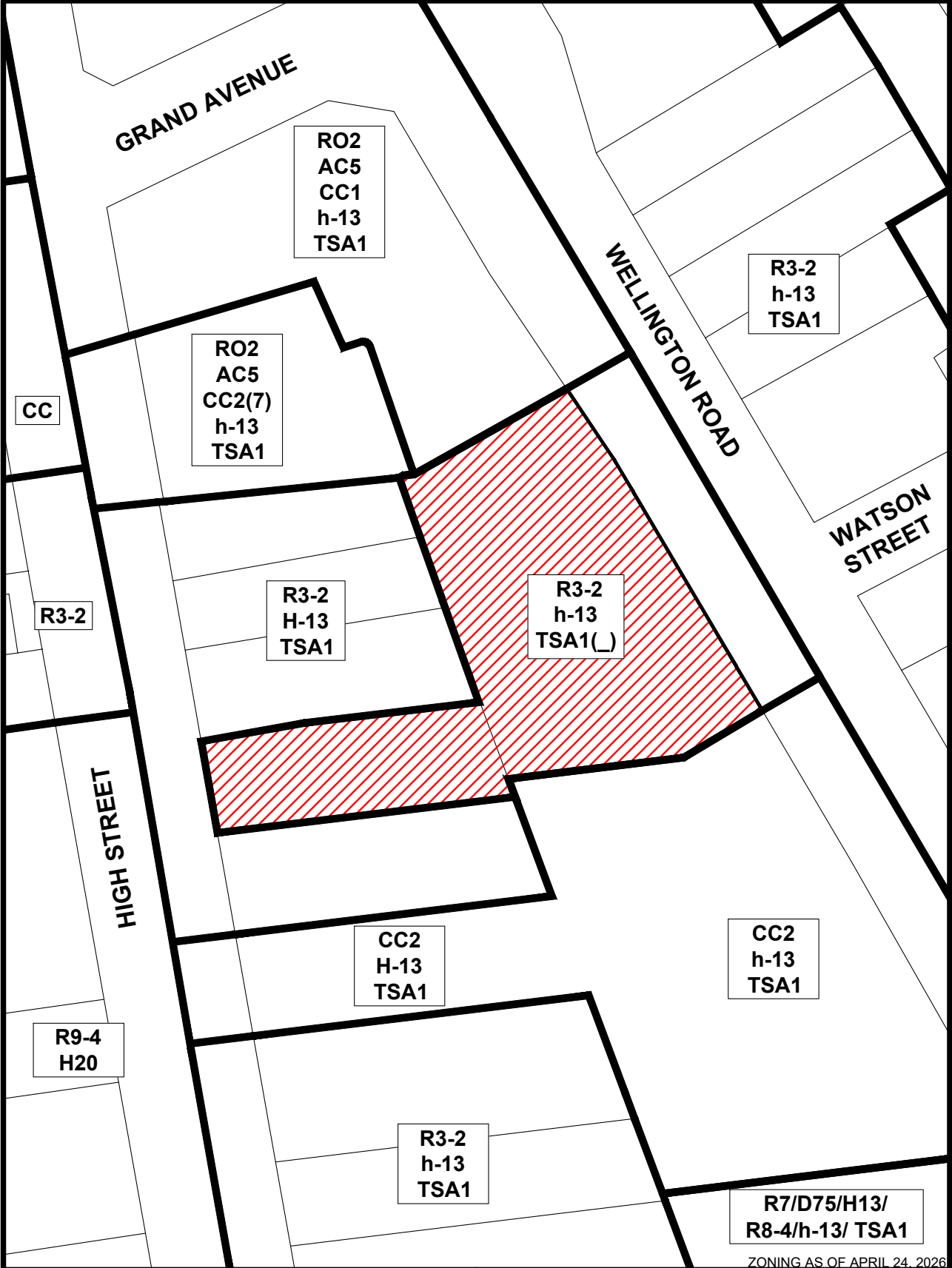
3. This Amendment shall come into effect in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

_____ in Open Council on XXXX, XXXX, subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

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



ZONING AS OF APRIL 24, 2026

File number:

Planner:

Date Prepared: 2026/04/24

Technician:

By-Law No: Z.-1-

SUBJECT SITE



1:800

0 25 50 Meters

