

Bill No. 203  
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 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue.

WHEREAS 2864876 Ontario Inc. has applied to rezone an area of land located at 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_\_ this rezoning will conform 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 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue, as shown on the attached map comprising part of Key Map No. A103, **FROM** a Residential R1 (R1-6) Zone **TO** a Holding Residential R9 Special Provision (h-18\*R9-7( )\*H27) Zone.

2) Section Number 13.4g) of the Residential R9 (R9-7) Zone is amended by adding the following Special Provisions:

R9-7( ) 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue

a) Regulations

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|--|---|
| i) Lot Area (Minimum)  | 6,800 square metres   |
| ii) Front and Exterior Side Yard Depth (Minimum)                       | 1.0 metre   |
| iii) Front and Exterior Side Yard Depth (Maximum)                      | 6.0 metres  |
| iv) Front Yard Building Stepback Above the 6th Storey (Minimum)        | 2.0 metres  |
| v) Exterior Side Yard Building Stepback Above the 6th Storey (Minimum) | 1.5 metres  |
| vi) Setback to the Sight Triangle (Minimum)                            | 0.0 metre   |
| vii) Rear Yard Depth (Minimum)   | 1.0 metres per 1.0 metres of main building height or fraction thereof for all portions of the main building above 3.0 metres in height, but in no case less than 7.5 metres |

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|---|---|
| viii) Interior Side Yard Depth<br>(Minimum)   | 1.0 metres per 2.0 metres<br>of main building height or<br>fraction thereof, but in no<br>case less than 4.5 metres |
| ix) Density<br>(Maximum)  | 225 UPH   |
| x) Notwithstanding Section 4.27, balconies on an apartment<br>building may be permitted to encroach up to 0.5 metres into<br>the required front and exterior side yard. |   |
| xi) Notwithstanding anything to the contrary, Huron Street shall<br>be deemed to be the front lot line.   |   |

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 June 27, 2023

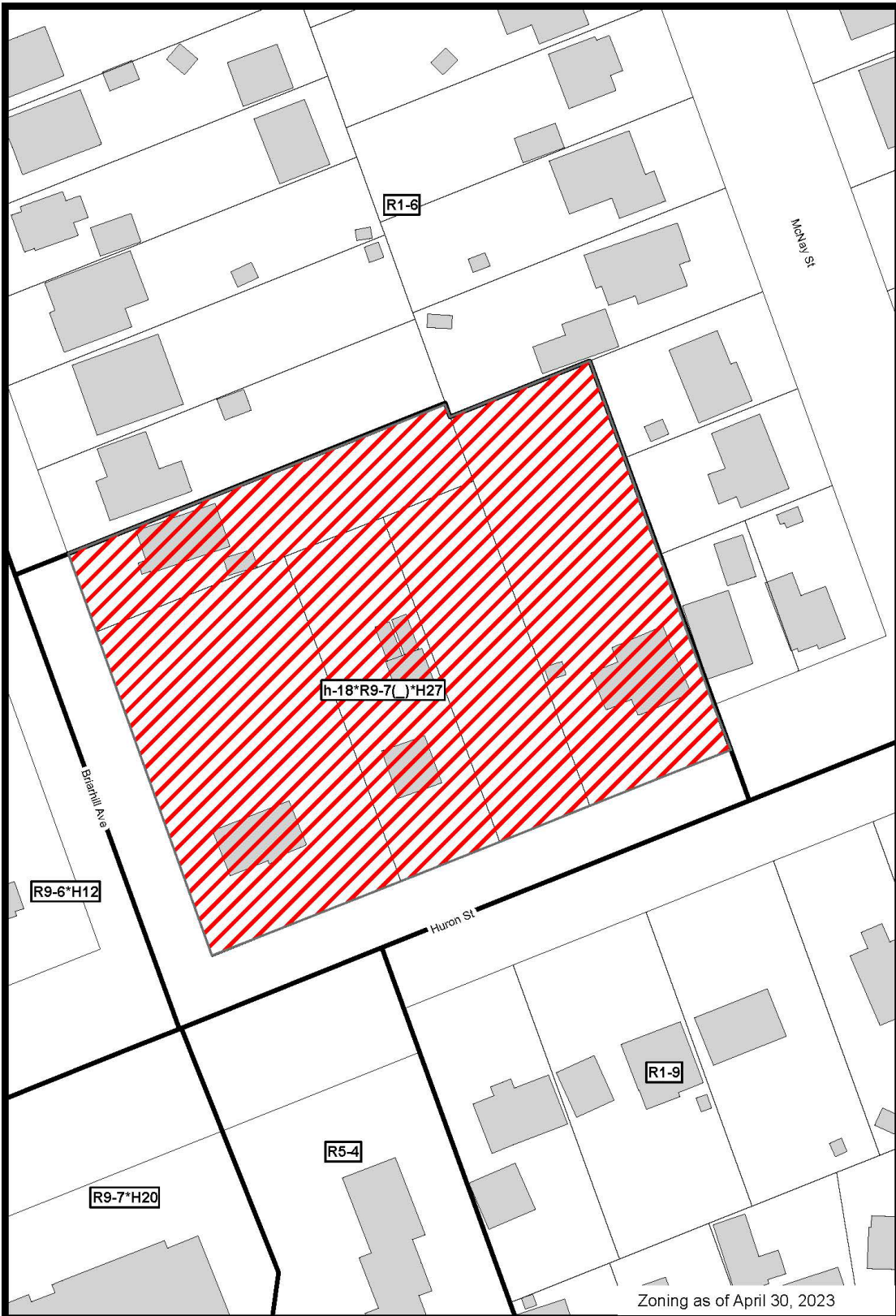
Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 27, 2023  
Second Reading – June 27, 2023  
Third Reading – June 27, 2023



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



File Number: OZ-9596  
Planner: CM  
Date Prepared: 2023/5/12  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters

