

Bill No. 360  
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 1515  
Trossacks Avenue

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 1515 Trossacks Avenue, as shown on the attached map comprising part of Key Map No. A103, **FROM** a Residential R9 (R9-3\*H21) **TO** a Residential R9 Special Provision (R9-3( )\*H21) Zone.

2. Section Number 23.4 of the Residential R9 (R9-3) Zone is amended by adding the following Special Provisions:

R9-3( ) 1515 Trossacks Avenue

a. Regulations

i)	Height (6 Storeys) (Maximum)	21 metres
ii)	Density (Maximum)	269 UPH
iii)	Setback to the Sight Triangle (minimum)	0.4 metres
iv)	Exterior Side Yard Setback (Fanshawe Park Road West) (minimum)	2.0 metres
v)	Exterior Side Yard Setback (3-6 storeys) (Fanshawe Park Road West) (minimum)	4.4 metres
vi)	Exterior Side Yard Patio Setback (minimum)	0.0 metres
vii)	Front Yard Setback (Trossacks Avenue) (minimum)	2.2 metres
viii)	Rear Yard Setback (1-2 Storeys) (minimum)	5.9 metres
ix)	Rear Yard setback (3-6 Storeys) (minimum)	8.3 metres

3. 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.

4. 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.

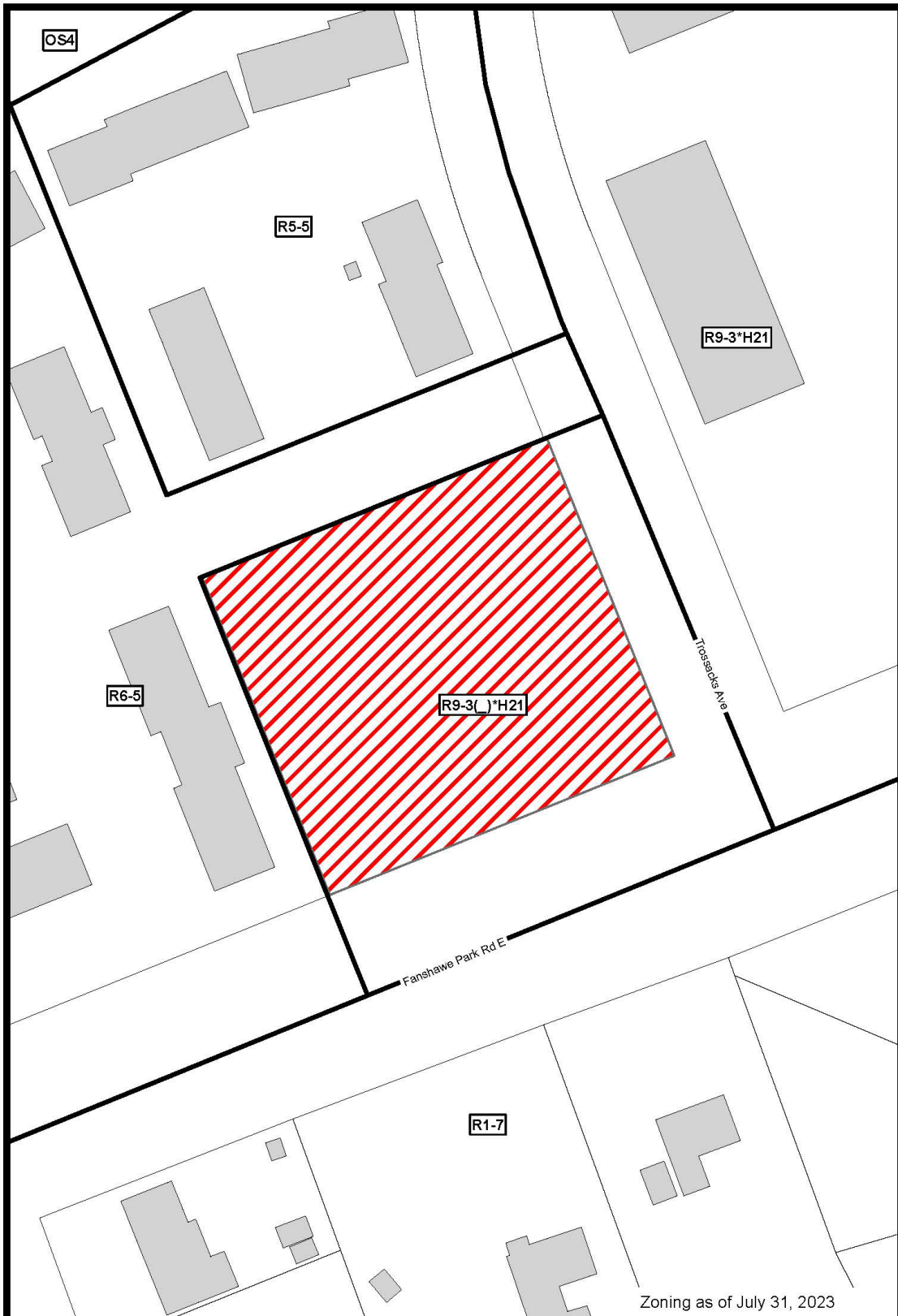
PASSED in Open Council on September 26, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – September 26, 2023  
Second Reading – September 26, 2023  
Third Reading – September 26, 2023

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



File Number: Z-9632  
Planner: BH  
Date Prepared: 2023/8/11  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters

