

Bill No. 377
2023

By-law No. Z.-1-23_____

A bylaw to amend By-law No. Z.-1 to rezone
lands located at 3480 Morgan Avenue

WHEREAS Sifton Properties has applied to rezone lands located at 3480 Morgan Avenue, 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 to lands located at 3480 Morgan Avenue as shown on the attached map comprising part of Key Map No. A111, **FROM** a Holding Community Shopping Area Special Provision (h*h-11*h-63*h-82*h-95*h-100*h-105*h-135(CSA5(3)) Zone and a Holding Community Shopping Area Special Provision Zone (h*h-11*h-63*h-82*h-95*h-100*h-105*h-138(CSA5(3)), **TO** a Holding Residential R9 Special Provision (h*h-11*h-100*h-105*h-198*R9-4(_)) Zone; Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h*h-11*h-54*h-100*h*105*h-198(R9-7(_)/CSA5(3)) Zone; Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h*h-11*h-54*h-100*h-105*h-198(R9-7(_)/CSA5(3)) Zone; Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h*h-11*h-54*h-100*h-105*h-198(R9-7(_)/CSA5(3)) Zone; and an Open Space (OS1).

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

R9-4(_) 3480 Morgan Avenue

a) Additional Permitted Uses:

- i) Stacked Townhouses
- ii) Townhouses

b) Regulations:

- i) Lot Frontage (Minimum) 20m
- ii) Front Yard Depth (Minimum) 4.5m (14.76ft)
- iii) Exterior Side Yard Depth (Minimum) 4.5m (14.76ft)
- iv) Interior Side Yard Depth To Northwest property line (Minimum) 2.2m (7.2ft)
- v) Rear Yard Depth (Minimum) 4.5m (14.8ft)
- vi) Height For Townhouses and Stacked Townhouses (Maximum) 14m (45.9ft)
- vii) Height All other uses (Maximum) 17m (55.77ft) (5 Storeys)
- viii) Lot Coverage (Minimum) 40%

R9-7(*) 3480 Morgan Avenue

a) Additional Permitted Uses:

- i) Stacked Townhouses
- ii) Townhouses
- iii) Hotels/Motels

b) Regulations:

- i) Front Yard Depth (Minimum) 4.5m (14.76ft)
- ii) Exterior Side Yard Depth (Minimum) 4.5m (14.76ft)
- iii) Height For Townhouses and Stacked Townhouses (Maximum) 14m (45.9ft)
- iv) Height All other uses (Maximum) 22m (72.17ft) (6 Storeys)
- v) Lot Coverage (Minimum) 40%
- vi) Density (Maximum) 200 unit per hectare

R9-7(**) 3480 Morgan Avenue

a) Additional Permitted Uses:

- i) Stacked Townhouses
- ii) Townhouses
- iii) Hotels/Motels

b) Regulations:

- i) Front Yard Depth (Minimum) 4.5m (14.76ft)
- ii) Exterior Side Yard Depth (Minimum) 4.5m (14.76ft)
- iii) Interior Side Yard Depth To Northwest property line (Minimum) 4.5m (14.76ft)
- iv) Rear Yard Depth (Minimum) 4.5m (14.8ft)
- v) Height For Townhouses and Stacked Townhouses (Maximum) 14m (45.9ft)
- vi) Height All other uses (Maximum) 17m (55.77ft) (5 Storeys)
- vii) Lot Coverage (Minimum) 40%

R9-7(***) 3480 Morgan Avenue

a) Additional Permitted Uses:

- i) Stacked Townhouses
- ii) Townhouses
- iii) Hotels/Motels

- b) Regulations:
- | | | |
|-------|---|---------------------------|
| i) | Front Yard Depth
(Minimum) | 4.5m (14.76ft) |
| ii) | Exterior Side Yard Depth
(Minimum) | 4.5m (14.76ft) |
| iii) | Interior Side Yard Depth
(Minimum) | 4.5m (14.76ft) |
| iv) | Rear Yard Depth
(Minimum) | 4.5m (14.8ft) |
| v) | Landscape Open Space
For Townhouses and
Stacked Townhouses
(Minimum) | 25% |
| vi) | Height
For Townhouses and
Stacked Townhouses
(Maximum) | 14m (45.9ft) |
| vii) | Height
All other uses
(Maximum) | 22m (72.17ft) (6 Storeys) |
| viii) | Lot Coverage
(Minimum) | 40% |
| ix) | Density
(Maximum) | 200 unit per hectare |

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.

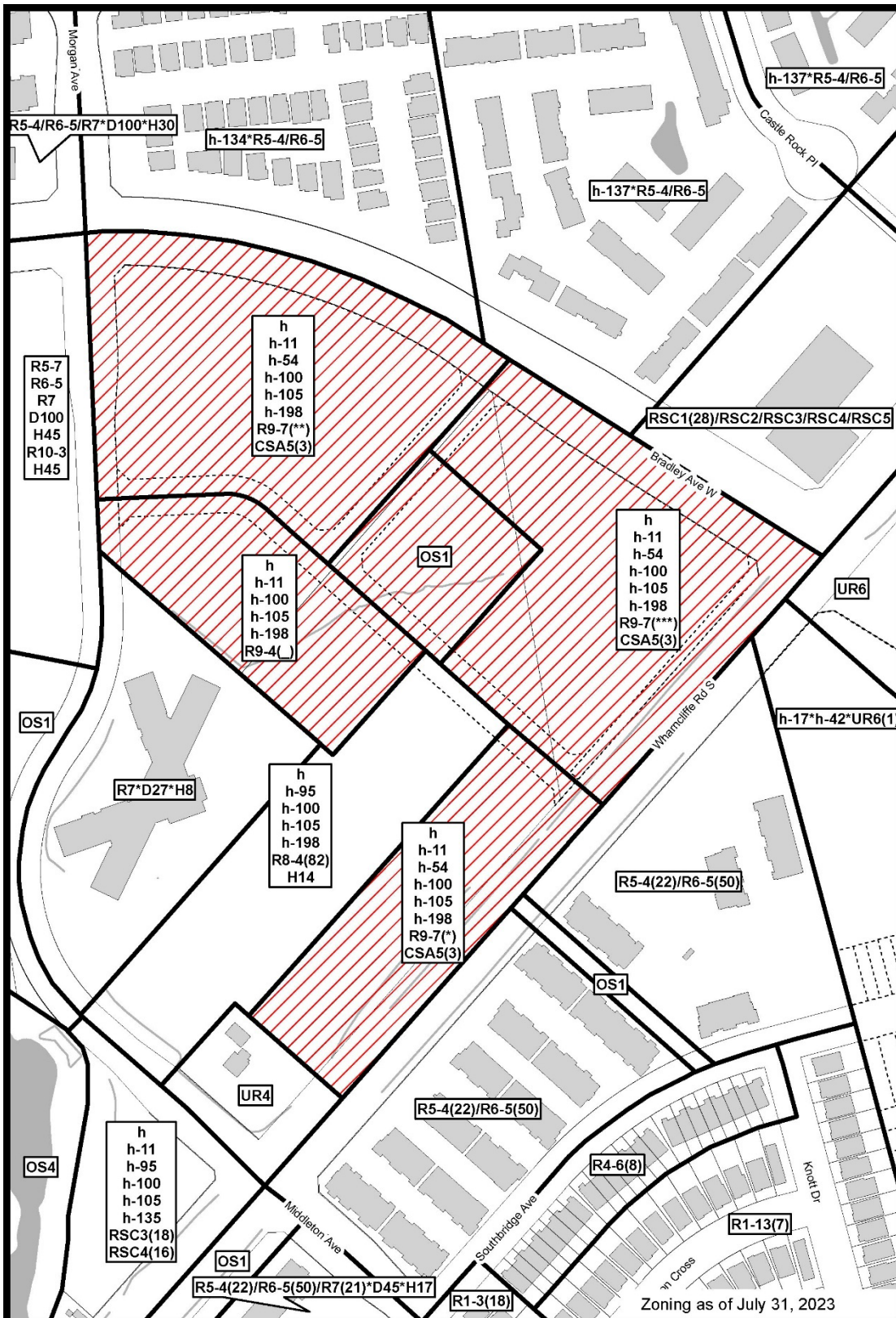
PASSED in Open Council on October 17, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – October 17, 2023
Second Reading – October 17, 2023
Third Reading – October 17, 2023

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



Zoning as of July 31, 2023

File Number: OZ-9100

Planner: AC

Date Prepared: 2023/08/30

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

