

Bill No. 404
2023

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

A by-law to amend By-law No. Z.-1 to rezone
lands located at 1958 Duluth Crescent

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 1958 Duluth Crescent as shown on the attached map comprising part of Key Map No. A109, **FROM** a Neighbourhood Facility (NF1) Zone **TO** a Holding Residential R1 (h*h-100*R1-2) Zone; a Holding Residential Special Provision R4 (h*h-100*R4-5(_)) Zone; a Holding Residential Special Provision R5 (h*h-100*R5-6(_)) Zone; a Holding Residential Special Provision R6 (h*h-100*R6-5(_)) Zone; a Holding Residential Special Provision R5 (h*h-100*R5-6(_)) Zone; a Holding Residential Special Provision R6 (h*h-100*R6-5(_)) Zone; a Holding Residential Special Provision R6 (h*h-100*R6-5(_)) Zone; and a Special Provision Open Space OS1 (OS1(3)) Zone.

2. Section Number 8.4 of the Residential R4 Zone is amended by adding the following Special Provisions:

R4-5(*) 1958 Duluth Crescent (Street Townhouse Blocks)

a. Regulations

- i) Lot Coverage (%) Maximum: 45
- ii) Lot Frontage (m) Minimum: 6.7 per unit

3. Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provisions:

R5-6(*) 1958 Duluth Crescent (Southwest Apartment Block)

a. Regulations

- i) Front Yard Depth (m) Minimum: 3.0
- ii) Front Yard Depth (m) Maximum: 6.0
- iii) Interior Side Yard Depth (m) Minimum: 4.5 metres minimum when the wall of a unit contains windows to habitable rooms.
- iv) Height (m) Maximum: 15
- v) Density Units Per Hectare (Maximum): 200
- vi) Landscaped Open Space Buffer (m) Minimum: 3.0m required for rear and interior side yard adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space.

4. Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provisions:

R5-6(**) 1958 Duluth Crescent (Northeast Apartment / Townhouse Block)

a. Regulations

- i) Lot Frontage (m) Minimum: 12
- ii) Interior Side Yard Depth (m) Minimum: 3.0 metres minimum when the wall of a unit contains windows to habitable rooms adjacent to an OS1 zone.
- iii) Interior Side Yard Depth (m) Maximum: 6.0 metres adjacent to an OS1 zone.

- iv) Density Units Per Hectare (Maximum): 75
- v) Landscaped Open Space Buffer (m) Minimum: 3.0m required for rear and interior side yard adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space.

5. Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provisions:

R6-5(*) 1958 Duluth Crescent (Southwest Apartment Block)

a. Regulations

- i) Permitted Uses: All uses within the R6-5 zone variation with the exception of single-detached dwellings.
- ii) Front Yard Depth (m) Minimum: 3.0
- iii) Front Yard Depth (m) Maximum: 6.0
- iv) Interior Side Yard Depth (m) Minimum: 4.5 metres minimum when the wall of a unit contains windows to habitable rooms.
- v) Height (m) Maximum: 15
- vi) Density Units Per Hectare (Maximum): 200
- vii) Landscaped Open Space Buffer (m) Minimum: 3.0m required for rear and interior side yard adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space.

6. Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provisions:

R6-5(**) 1958 Duluth Crescent (Northeast Apartment / Townhouse Block)

a. Permitted Uses

- i) All uses within the R6-5 zone variation with the exception of single-detached dwellings.

b. Regulations

- i) Lot Frontage (m) Minimum: 12
- ii) Interior Side Yard Depth (m) Minimum: 3.0 metres minimum when the wall of a unit contains windows to habitable rooms adjacent to an OS1 zone.
- iii) Interior Side Yard Depth (m) Maximum: 6.0 metres adjacent to an OS1 zone.
- iv) Density Units Per Hectare (Maximum): 75
- v) Landscaped Open Space Buffer (m) Minimum: 3.0m required for rear and interior side yards adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space.

7. Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provisions:

R6-5(***) 1958 Duluth Crescent (Mixed-Use Block)

a. Permitted Uses

- i) All uses within the R6-5 zone variation with the exception of single-detached dwelling;
- ii) Assembly hall;
- iii) Community centre;
- iv) Library;

- v) Day care centre;
- vi) Personal service establishment;
- vii) Restaurant, excluding a drive through facility; and
- viii) Retail store.

b. Regulations

- i) Front Yard Depth (m) Minimum: 3.0
- ii) Front Yard Depth (m) Maximum: 6.0
- iii) Interior Side Yard Depth (m) Minimum: 2.5 metres minimum when the wall of a unit contains windows to habitable rooms adjacent to an OS1 zone.
- iv) Interior Side Yard Depth (m) Maximum: 6.0 metres adjacent to an OS1 zone.
- v) Height (m) Maximum: 15
- vi) Density Units Per Hectare (Maximum): 150
- vii) Parking (Minimum): 1/100m² non residential uses
- viii) Landscaped Open Space Buffer (m) Minimum: 3.0m required for rear and interior side yards adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space.
- ix) Non-residential uses are restricted to the ground floor of mixed-use residential buildings.

8. 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.

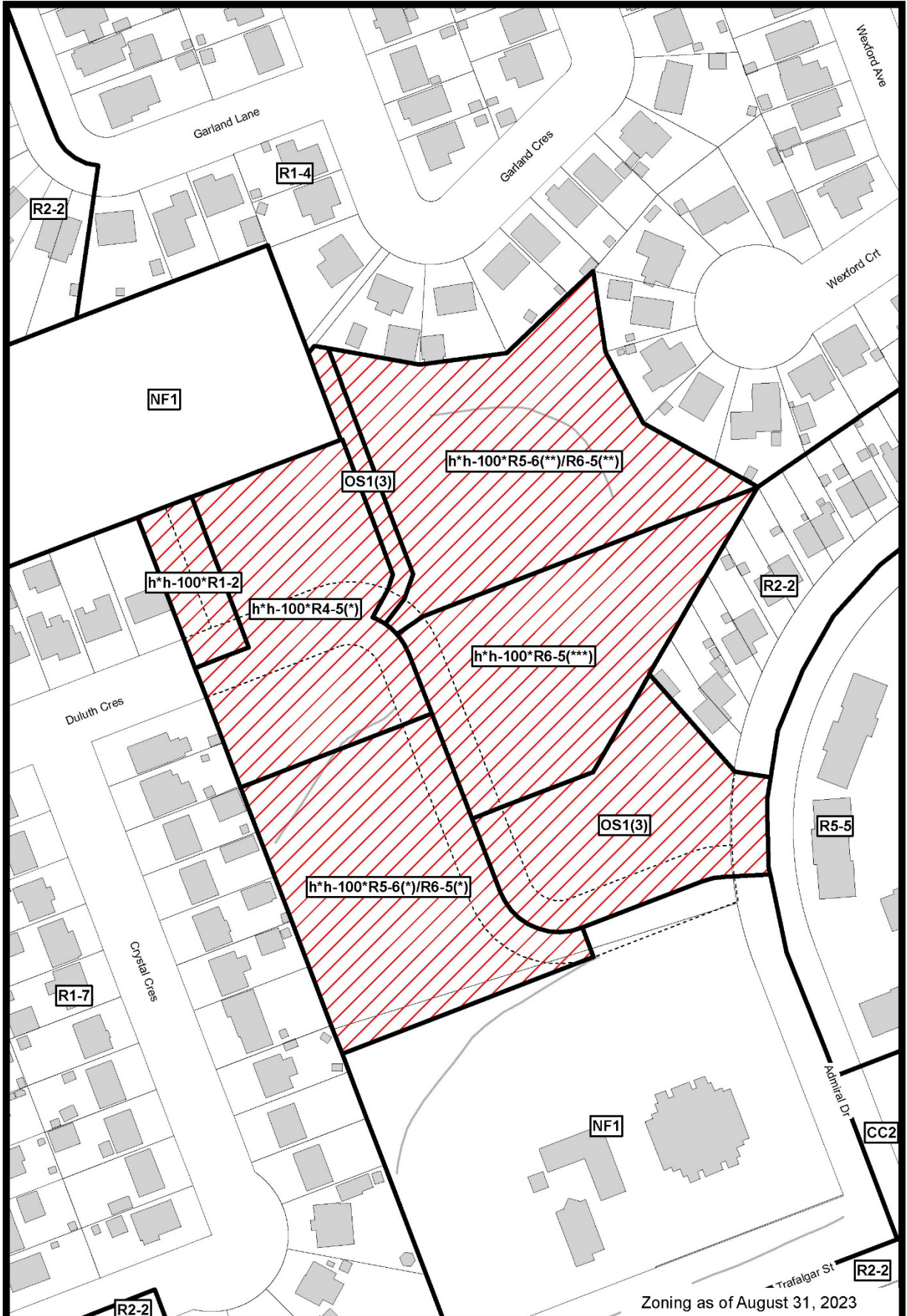
PASSED in Open Council on November 7, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – November 7, 2023
Second Reading – November 7, 2023
Third Reading – November 7, 2023

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



File Number: 39T-23504 / OZ-9638
 Planner: MC
 Date Prepared: 2023/09/26
 Technician: RC
 By-Law No: Z-1-

SUBJECT SITE 

1:1,500

