

Bill No. 407  
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 1901 Jalna  
Boulevard

WHEREAS Kindred Works has applied to rezone an area of land located  
at 1901 Jalna Boulevard, 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 1901 Jalna Boulevard, as shown on the attached map  
comprising part of Key Map No. A111, from a Neighborhood Facility (NF) Zone to a  
Residential R8 Special Provision (R8-4( )) Zone.

2. Section Number 12.4 of the Residential (R8-4) Zone is amended by  
adding the following Special Provisions:

R8-4( ) 1901 Jalna Boulevard

a. Additional Permitted Uses

- i) Standard townhouses
- ii) Community centre accessory to the apartment building with a  
maximum gross floor area of 300 square metres.

b. Regulations:

- i) For the purposes of Zoning, Jalna Boulevard to the west is to be  
considered the front lot line.
- ii) Front Yard Depth 6.0 metres (19.7 feet)  
(Minimum)
- iii) North Exterior Side Yard Depth 2.0 metres (6.6 feet)  
(Minimum)
- iv) South Exterior Side Yard Depth 2.0 metres (19.7 feet)  
(Minimum)
- v) Density 132 units per hectare  
(Maximum)
- vi) Apartment Building Height 22.0 metres (6-storeys)  
(Maximum)
- vii) Encroachment - Balconies 1.5 metre projection into  
on Apartment Building the north exterior side yard
- viii) Driveway Width 4.6 metres  
(Maximum)
- ix) Notwithstanding Section 4.19.4) b) parking may be permitted in  
the south exterior yard along Jalna Boulevard

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 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.

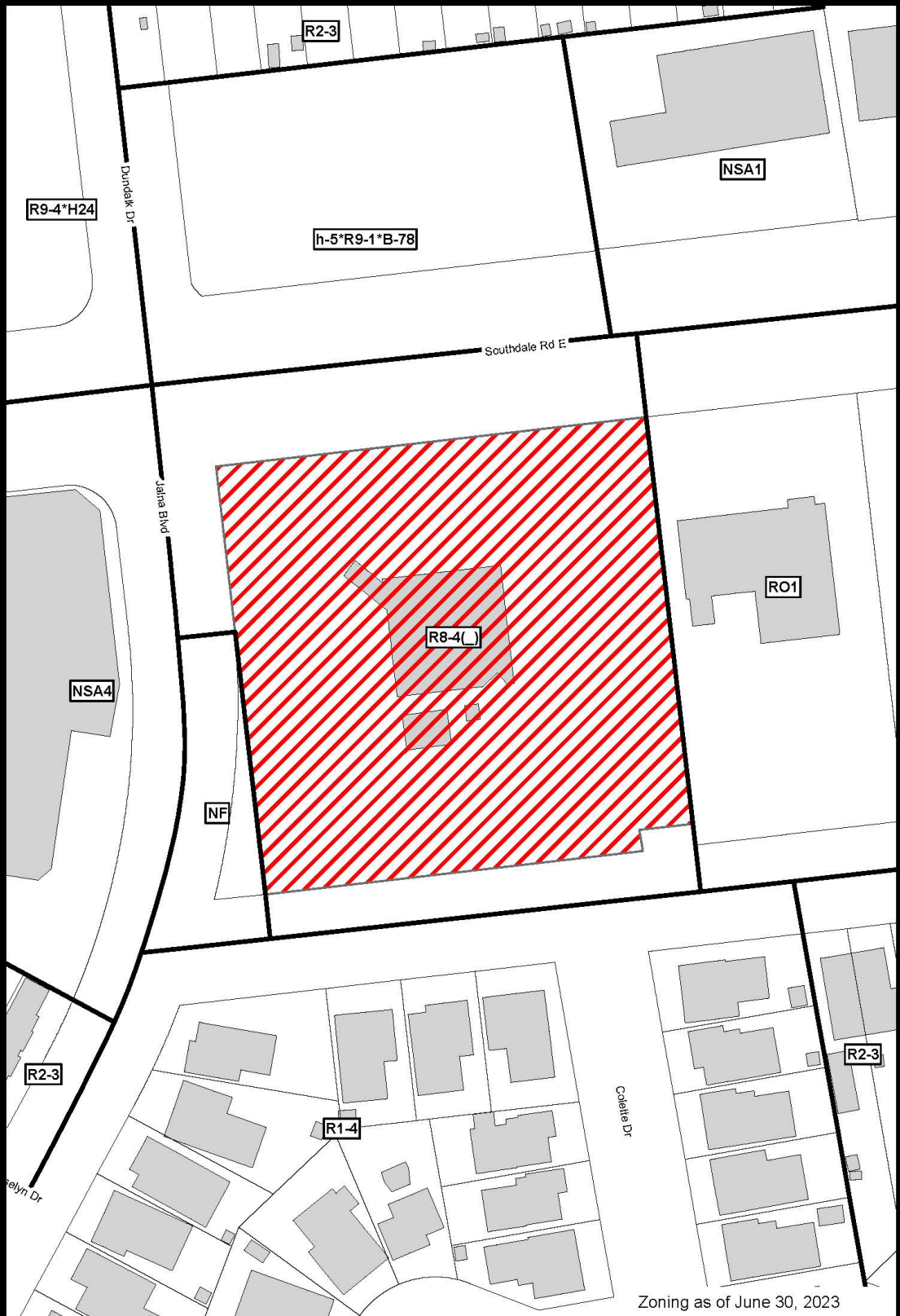
PASSED in Open Council on November 7, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.



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)



<p><b>File Number:</b> Z-9633 <b>Planner:</b> MH <b>Date Prepared:</b> 2023/8/9 <b>Technician:</b> JI <b>By-Law No:</b> Z-1-</p>	<p><b>SUBJECT SITE</b> </p> <p><b>1:1,000</b></p> <p>0 5 10 20 30 40 Meters </p>
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