

Bill No. 459
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 978 Gainsborough
Road

WHEREAS Highland Communities Ltd. has applied to rezone an area of
land located at 978 Gainsborough Road, 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 978 Gainsborough Road, as shown on the attached map
comprising part of Key Map No. A101, FROM a Holding Residential R9 Special
Provision (h-5*h-11*h-17*R9-7(17)*H50) TO a Holding Residential R9 Special Provision
(h*h-5*h-11*h-110*R9-7()*H60) Zone to permit the development of two, 17 storey
residential apartment buildings interconnected by a 6-storey podium with a total of 481
residential units.

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

R9-7() 978 Gainsborough Road

a) Regulations

- | | | |
|-------|---|------------------------|
| i) | Rear Yard Depth
(minimum) | 17.5 metres |
| ii) | West Interior Side Yard Depth
(minimum) | 18.0 metres |
| iii) | East Interior Side Yard Depth
(minimum) | 12.0 metres |
| iv) | North Interior Side Yard Depth
(minimum) | 20.0 metres |
| v) | Height
(maximum) | 17-storeys (60 metres) |
| vi) | Density
(maximum) | 370 UPH |
| vii) | Lot Coverage
(maximum) | 38% |
| viii) | Lot Frontage
(minimum) | 0 metres |
| ix) | Yard Encroachment for Balconies:
provided the projection is no closer than 3.0 metres (9.8 feet) to
the lot line. | 3.0 metres (9.8 feet) |

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.

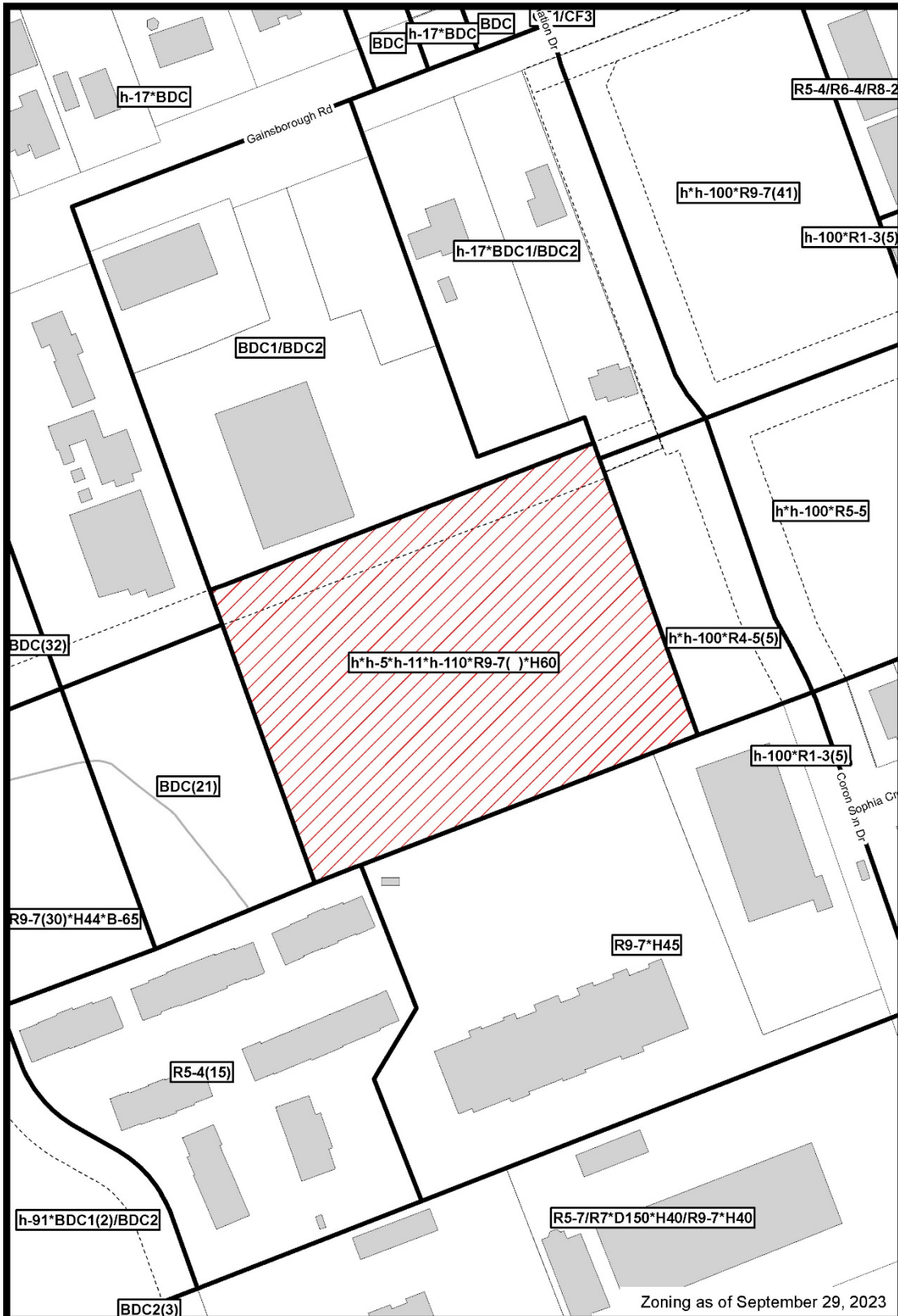
PASSED in Open Council on November 28, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


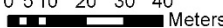

Michael Schulthess
City Clerk

First Reading – November 28, 2023
Second Reading – November 28, 2023
Third Reading – November 28, 2023

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



Zoning as of September 29, 2023

<p>File Number: OZ-9247 Planner: AR Date Prepared: 2023/10/26 Technician: rc By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40  Meters</p> <p></p>
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