

Bill No. 16
2024

By-law No. Z.-1-24_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 625 Mornington Avenue and 1299, 1303, 1307 & 1323 Oxford Street East

WHEREAS this amendment to the Zoning By-law Z.-1 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 625 Mornington Avenue and 1299, 1303, 1307 & 1323 Oxford Street East, as shown on the attached map comprising part of Key Map No. A108, **FROM** a Community Shopping Area (CSA4) Zone **TO** a Holding Residential R9 Special Provision (h-_*R9-7(_)*H45) Zone and a Community Shopping Area Special Provision (CSA4(_)) Zone.

2. Section Number 3.8 2) of the Holding "h" Zone is amended by adding the following Holding Provisions:

h-__ 625 Mornington Avenue and 1299, 1303, 1307 & 1323 Oxford Street East

Purpose: To ensure the adequate provision of municipal services, the holding provision shall not be removed until such time as there is an accepted water strategy and adequate capacity available.

3. Section Number 13.4.g) of the Residential R9 (R9-7) Zone is amended by adding the following Special Provisions:

R9-7(_) 625 Mornington Avenue and 1299, 1303, 1307 & 1323 Oxford Street East

a. Regulations

- i) Front Yard Depth (Minimum) – 3.8 metres to the podium, 9.4 metres to the main building, and 0.0 metres to the parking garage
- ii) North Interior Side Yard Depth (Minimum) – 12.8 metres to the main building and 0.0 metres to the parking garage
- iii) South Interior Side Yard Depth (Minimum) – 5.0 metres
- iv) Rear Yard Depth (Minimum) – 17.4 metres to the main building and 0.3 metres to the parking garage
- v) Building Stepback Above the 2nd, 3rd, and 7th Storeys (Minimum) – 3.0 metres
- vi) Podium Height (Minimum) – 2 Storeys
- vii) Podium Height (Maximum) – 3 Storeys
- viii) Ground Floor to Second Floor Height (Minimum) – 3.6 metres
- ix) Glazing (Minimum) – 55% on the west (front) façade of the podium; 40% on the west (front) and east (rear) façades of the tower; and 45% on the north and south façades of the tower
- x) Floorplate Area 8th Storey and Above (Maximum) – 1,000 square metres
- xi) Density (Maximum) – 475 units per hectare
- xii) Lot Coverage (Maximum) – 81%

- xiii) Landscaped Open Space (Minimum) – 12%
- xiv) The main building entrance shall be oriented to Mornington Avenue

4. Section Number 22.4.d) of the Community Shopping Area (CSA4) Zone is amended by adding the following Special Provisions:

CSA4() 625 Mornington Avenue and 1299, 1303, 1307 & 1323 Oxford Street East

a. Regulations

- i) South Interior Side Yard Depth (Minimum) – 8.5 metres to the main building and 0.0 metres to the parking garage
- ii) Rear Yard Depth (Minimum) – 0.0 metres to the parking garage
- iii) Landscaped Open Space (Minimum) – 10% or as existing on the date of the passing of this by-law, whichever is less
- iv) Lot Coverage (Maximum) – 30% or as existing on the date of the passing of this by-law, whichever is greater
- v) Highbury Avenue North shall be deemed to be the front lot line

5. 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.

6. 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.

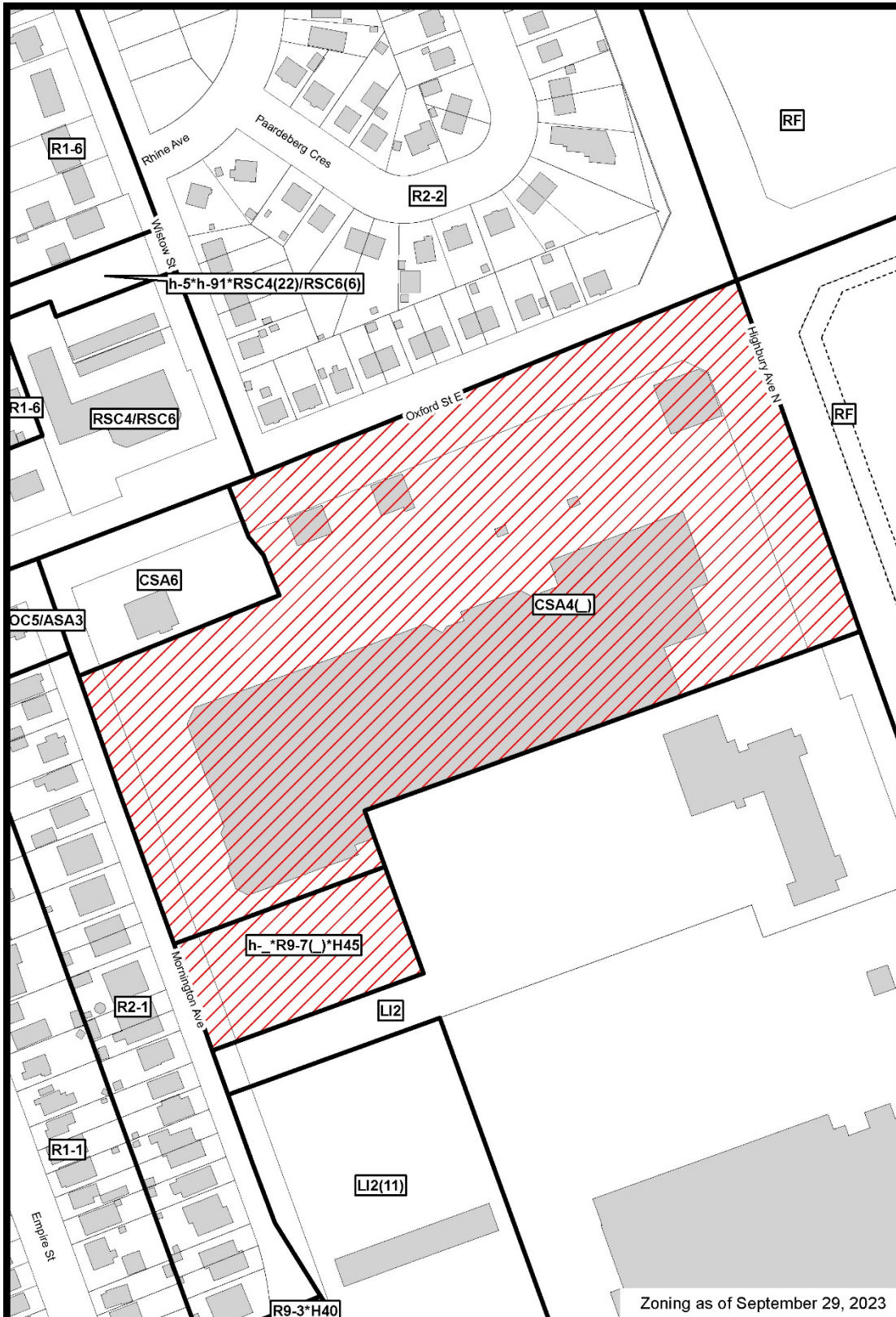
PASSED in Open Council on December 19, 2023, subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – December 19, 2023
Second Reading – December 19, 2023
Third Reading – December 19, 2023

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



Zoning as of September 29, 2023

File Number: Z-9589
 Planner: CM
 Date Prepared: 2023/11/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

