

**Proposed Motion:** Deputy Mayor S. Lewis

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2419361 Ontario Inc. relating to the property located at 934 Oxford Street West:

- (a) The proposed by-law attached hereto **BE INTRODUCED** at the Municipal Council meeting on February 13, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Residential R1 (R1-10) Zone **TO** a Residential R8 Special Provision (R8-4( )) Zone;

**AND BE IT FURTHER RESOLVED** that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given;

**IT BEING NOTED**, that the above noted amendment is being recommended for the following reasons:

- i) that this decision is consistent with the Provincial Policy Statement
- ii) that the statutory deadline for a decision under Bill 109 regulations cannot be met if a referral back or if recirculation of notice on the revised concept prepared by the applicant in response to staff concerns on the original application submission were directed

## Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)  
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 934 Oxford Street  
West

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 934 Oxford Street West, as shown on the attached map comprising part of Key Map No. A106, **FROM** a Residential R1 (R1-10) Zone **TO** a Residential R8 Special Provision (R8-4(\_)) Zone.
2. Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provisions:  
  
R8-4(\_) 934 Oxford Street West
  - a. Regulations
    - i) Lot frontage (Minimum): 22.8m
    - ii) Front yard setback from existing lot line (Minimum): 7.3m
    - iii) West interior side yard setback (Minimum): 2.4m
    - iv) East interior side yard setback (Minimum): 2.4m
    - v) Density (Maximum): 96 units per hectare
    - vi) Parking area setback from rear lot line (Minimum): 3.0m
3. 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.

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.

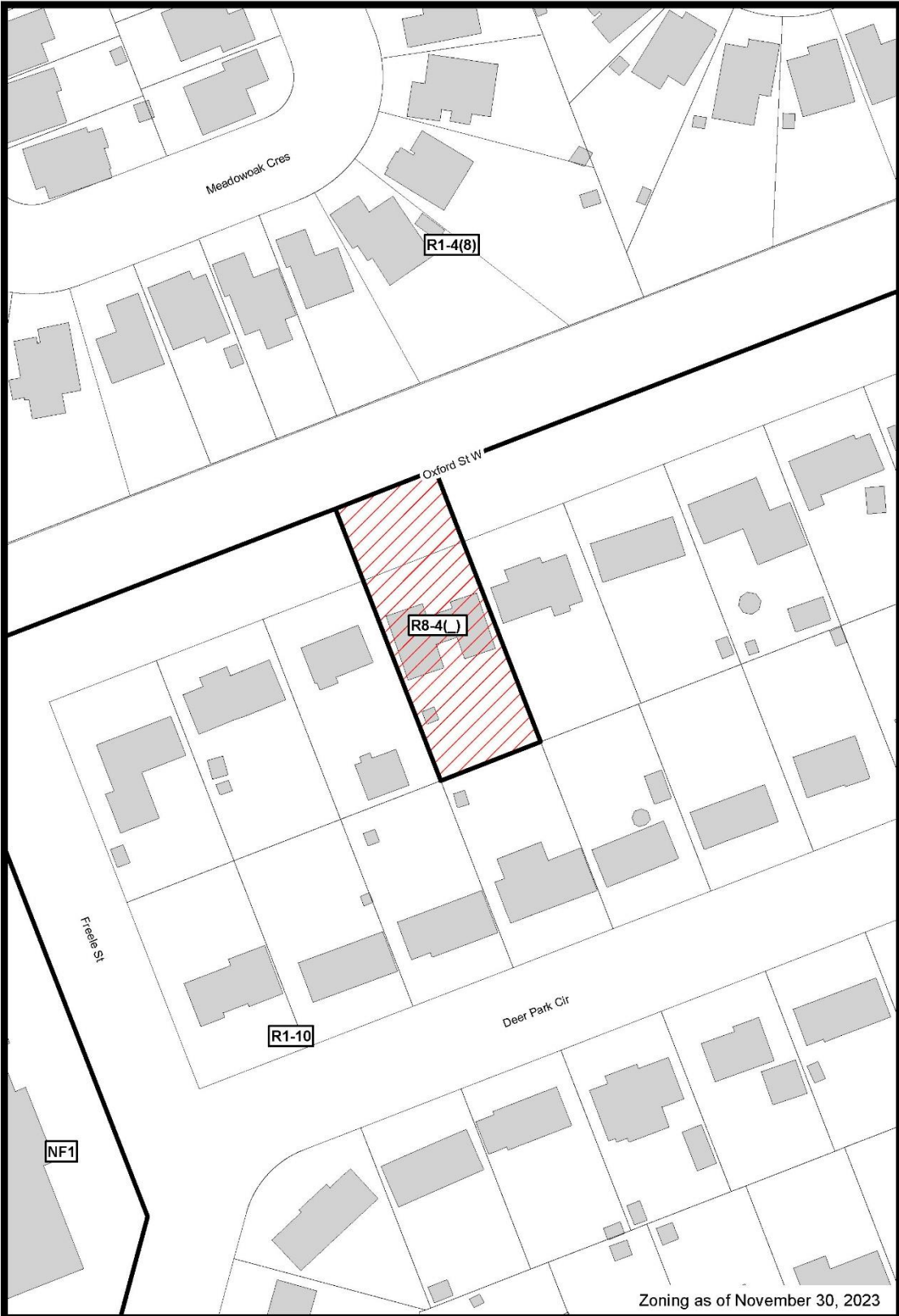
PASSED in Open Council on February 13, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – February 13, 2024  
Second Reading – February 13, 2024  
Third Reading – February 13, 2024

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



File Number: Z-9678

Planner: NO

Date Prepared: 2023/12/21

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

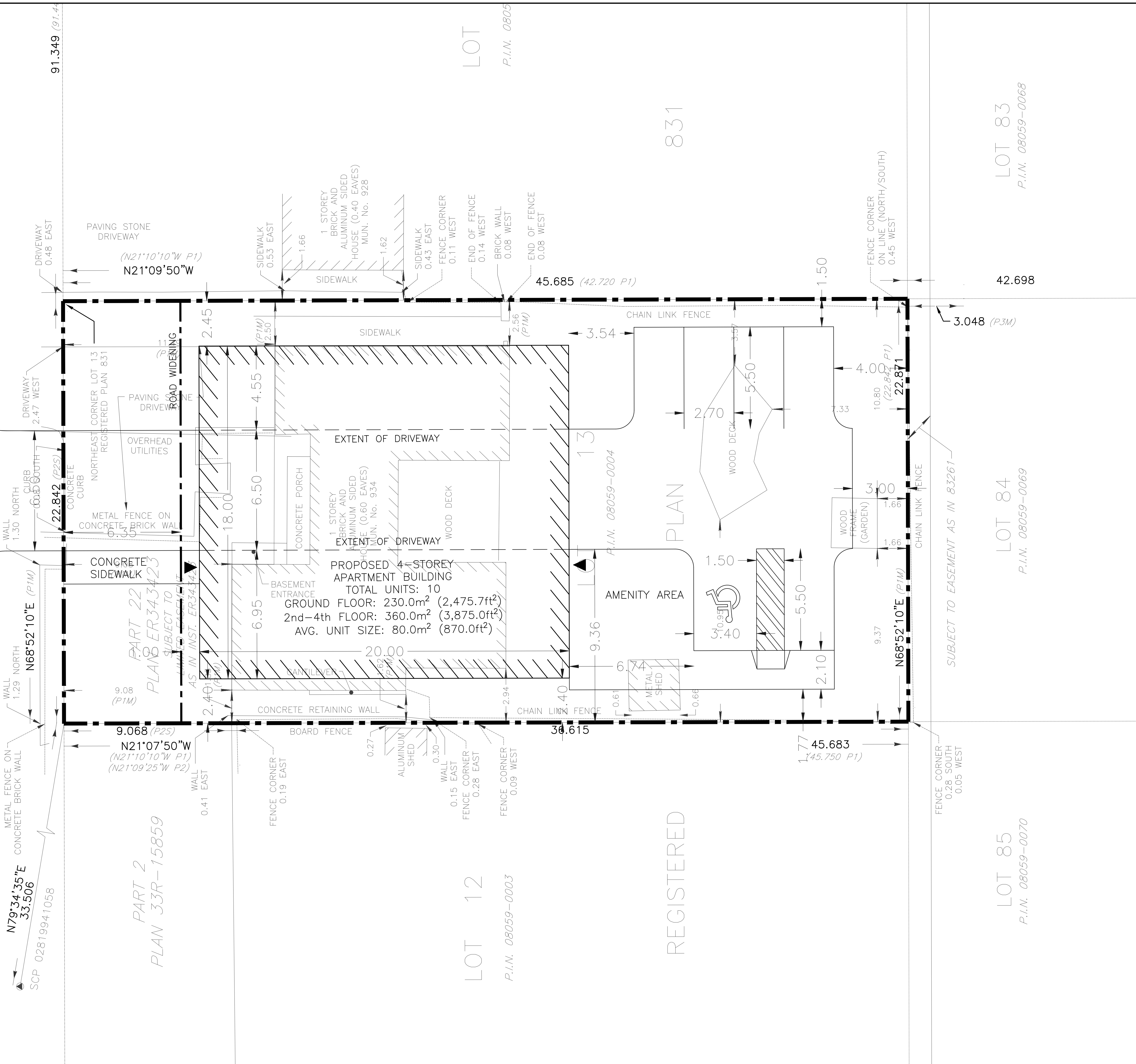
0 5 10 20 30 40 Meters



OXFORD STREET WEST  
(NAMED BY BYLAW S-3782-123, INST. No. LT404289)  
(ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)

P.I.N. 08054-0536

20' ROAD WIDENING BY REGISTERED PLAN 831



KEY PLAN

Subject Lands

**SITE PLAN**

OF ALL OF  
**LOT 13, Reg. Plan 831**

CITY OF LONDON  
COUNTY OF MIDDLESEX

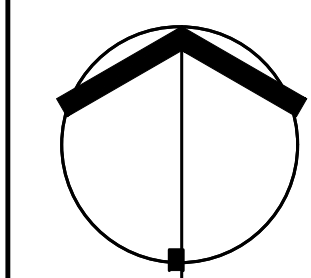
SITE STATISTICS

Proposed Zone: R8-4(L)

	REQUIRED	PROPOSED
Lot Area (min)	1,000 sq.m	1,044.2 sq.m
Lot Frontage (min)	30m	22.8m*
Lot Depth (min)	N/A	45.7m
Front Yard Setback	7.0m	1.0m*
Interior Side Yard (E)	4.5m	2.4m*
Interior Side Yard (W)	4.5m	2.4m*
Rear Yard Setback (min)	4.5m	18.3m
Lot Coverage (max)	40%	22.0%
Landscape Open Space (min)	30%	41.6%
Height (max)	13.0m	~12.0m
Density (uph)	75	96*
Parking (Total)	6 spaces	6 spaces

\*Denotes Special Provision


NO.	REVISION	DATE	INITIAL
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934 Oxford St. W.

Forest City Repairs



318 Wellington Road, London, Ontario N6C 4P4  
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DRAWN BY CTK	PROJECT NO. FCR/LON/23-01
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DATE JANUARY 2024	SCALE 1:100
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