

Bill No. 118
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 460 Asher Crescent.

WHEREAS Drewlo Holdings Inc. has applied to rezone an area of land located at 460 Asher Crescent. (Block 231, Plan 33M-826), 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 460 Asher Crescent, as shown on the attached map comprising part of Key Map No. A113, from a Holding Residential R4/R5/R6 (h*h-54*h-71*h-100*R4-6/R5-4/R6-5) Zone to a Residential R6 Special Provision (R6 -5 ()) Zone.

2. Section Number 10.4 e) of the Residential (R6) Zone is amended by adding the following Special Provisions:

R6-5() 460 Asher Crescent

a. Regulations:

- | | | |
|-------|---|---|
| i) | Front Yard Depth (Minimum) | 1.5 metres (4.9 feet) |
| ii) | Rear Yard Depth (Minimum) | 1.5 metres (4.9 feet) |
| iii) | East Exterior Side Yard Depth (Minimum) | 1.5 metres (4.9 feet) |
| iv) | West Exterior Side Yard Depth (Minimum) | 2.0 metres (6.6 feet) |
| v) | Height (Maximum) | 12.0 metres, or 22.0 metres on lands located more than 140.0 metres from the centreline of Reardon Boulevard. |
| vi) | Density (Maximum) | 83 units per hectare |
| vii) | Landscaped Open Space (Minimum) | 25% |
| viii) | Balconies on apartment buildings, and open or covered but unenclosed decks or porches, shall be permitted to project 2.0 metres into the required yard, provided no projection is closer than 0.4 metres to the lot line. | |

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.

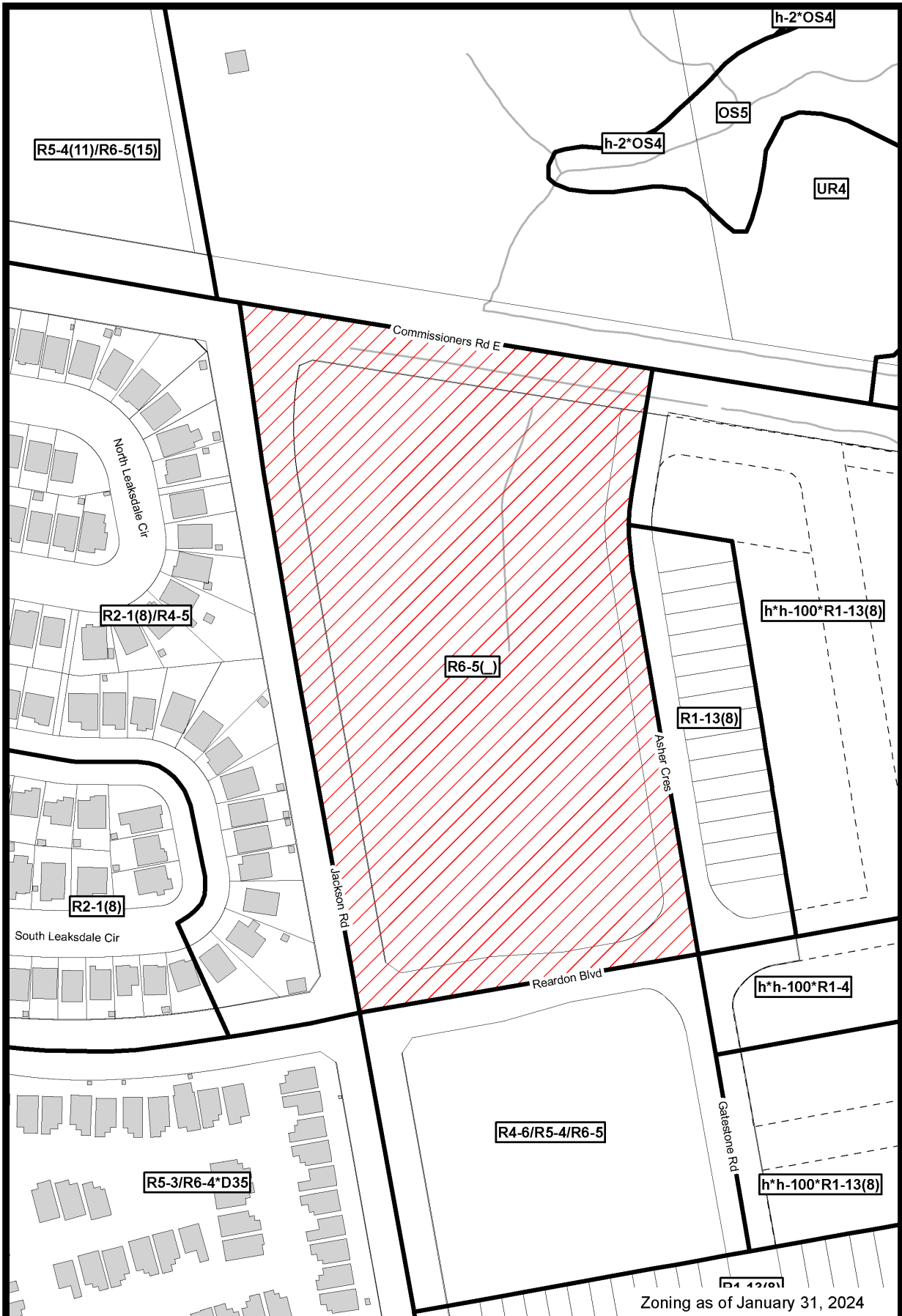
PASSED in Open Council on April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

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



Zoning as of January 31, 2024

File Number: Z-9701

Planner: MC

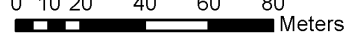
Date Prepared: 2024/02/15

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80
 Meters

