

Bill No. 231
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 1944 Bradley Avenue.

WHEREAS Martin Quarcoopome c/o Weston Consulting has applied to rezone an area of land located at 1944 Bradley Avenue, 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 1944 Bradley Avenue, as shown on the attached map comprising part of Key Map No. A113, from an Urban Reserve (UR4) Zone and an Environmental Review ER Zone to a Holding Residential R1 Special Provision (h-17•R1-3(_)) Zone; a Holding Residential R4 Special Provision (h-17•R4-6(_)) Zone; a Holding Residential R6 Special Provision (h-17•R6-5(_)) Zone; an Open Space (OS1) Zone; and an Open Space (OS5) Zone.

2. Section Number 5.4 of the Residential (R1) Zone is amended by adding the following Special Provision:

R1-3()

a) Regulations

- i) Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

3. Section Number 8.4 of the Residential (R4) Zone is amended by adding the following Special Provision:

R4-6()

a) Regulations

- i) Lot Frontage 6.7 metres per unit
(Minimum)
- ii) Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

4. Section Number 10.4 of the Residential (R6) Zone is amended by adding the following Special Provision:

R6-5(_)

a) Prohibited Uses

- i) Fourplex dwelling;
- ii) Stacked townhouse dwelling;
- iii) Apartment building;

b) Regulations

- i) Density 50 units per hectare
(Maximum)

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.

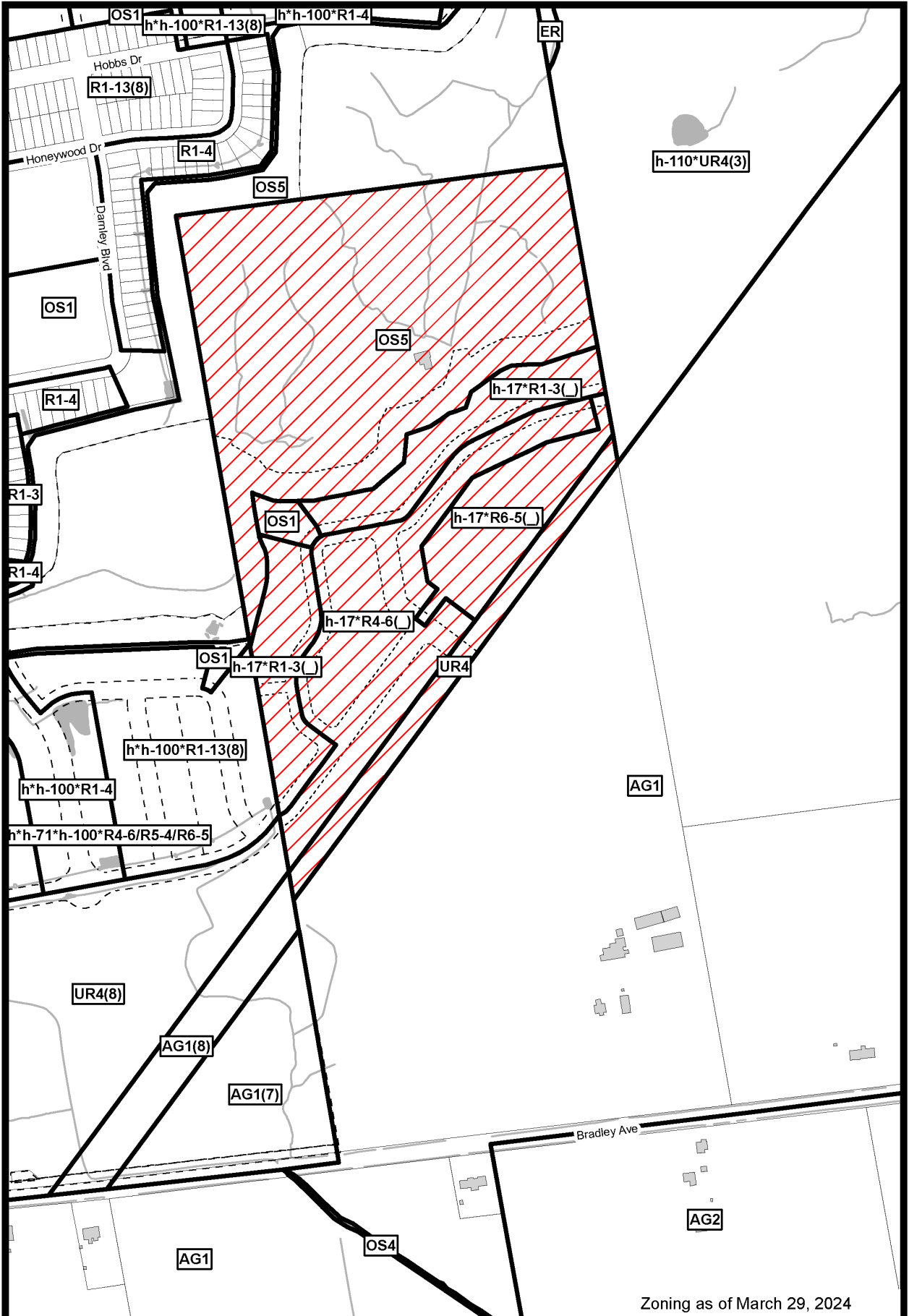
PASSED in Open Council on June 25, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 25, 2024
Second Reading – June 25, 2024
Third Reading – June 25, 2024

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



File Number: Z-9724

Planner: MC

Date Prepared: 2024/04/29

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE



1:5,000

0 25 50 100 150 200 Meters

