

Bill No. 234
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 735 Southdale Road
West

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 735 Southdale Road West as shown on the attached map
comprising part of Key Map No. A110, **FROM** a Holding Residential R5, R6, and R8
Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone **TO** a Holding Residential R5, R6, R8
(h-213*R5-2/R6-4/R8-4()) Zone and Open Space (OS5) Zone.

2. Section Number 12.4 of the Residential (R8) Zone is amended by adding
the following Special Provisions:

| | | |
|---------|---|---|
| R8-4() | 735 Southdale Road West | |
| a) | Regulations | |
| i) | Front Yard Setback (Minimum) | 1 metre |
| ii) | Rear Yard Setback (Minimum) | 20 metres where lands abuts a Residential or Urban Reserve Zone; |
| iii) | Rear Yard Setback (Minimum) | 0 metres where lands abuts an Open Space (OS5) Zone, with a 30 metre buffer from the existing wetland feature; |
| iv) | Interior Side Yard Setback (Minimum) | 10 metres |
| v) | Lot Coverage (Minimum) | 27% |
| vi) | Height (Maximum) | 12 storeys or 38 metres, whichever is shorter |
| vii) | Density (Maximum) | 231 units per hectare |

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 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

