

Bill No. 235
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 323 Oxford Street West, 92 and 825 Proudfoot Lane.

WHEREAS Sam Katz Holdings Inc. has applied to rezone an area of land located at 323 Oxford Street West, 92 and 825 Proudfoot Lane, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number _____ this rezoning will conform 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 323 Oxford Street West, 92 & 825 Proudfoot Lane as shown on the attached map comprising part of Key Map No. A102, **FROM** a Holding Residential R5/R6/R7/R8 (h-1•R5-3/R6-5/R7•D75•H13/R8-4) Zone, Residential R5/R6/R7/R8, Neighbourhood Facility (R5-3/R6-5/R7•D75•H13/R8-4/NF1), Holding Residential R8 (h-1•R8-4), Holding Residential Special Provision R8 (h-1•R8-4(9)), Residential R9 (R9-7•H40), Residential R9 (R9-7•H46), Holding Residential Special Provision R9 (h-1•R9-3(8)•H22), Open Space (OS1), and Open Space (OS4) Zones **TO** a Holding Residential R5 Special Provision (h-80•h-100•R5-7(**)•D75•H13), Holding Residential R9 Special Provision/Neighbourhood Shopping Area (h-80•h-100•R9-7(**)•D305•H60/NSA3), Holding Residential R9 Special Provision (h-80•h-100•R9-7(**)•D242•H46), Holding Residential R9 Special Provision (h-80•h-100•R9-7(**)•D230•H20), Holding Residential R9 Special Provision/Neighbourhood Facility (h-18•R9-7(**)•D240•H40/NF), Holding Residential R9 Special Provision (h-18•h-80•h-100•R9-7(**)•D200), Open Space (OS1), and Open Space (OS5) Zone.
2. Section Number 9.4 of the Residential (R5) Zone is amended by adding the following Special Provisions:

R5-7(**)	323 Oxford Street West (Block 4 & 5)
a)	Additional Permitted Uses
i)	Cluster stacked townhouse
b)	Regulations
i)	Front Yard (maximum) 3.0 metres (9.8 feet)
ii)	Exterior Yard (maximum) 1.5 metres (5 feet)
iii)	Interior Yard (minimum) 1.5 metres (5 feet)
iv)	Rear Yard (minimum) 3.0 metres (9.8 feet)
v)	Density (maximum) 75uph (30 units/acre)
vi)	Height (maximum) 13.0 metres (43 feet) (4 storeys)
vii)	Lot Coverage (maximum) 45%
viii)	Landscape Open Space (minimum) 30%

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

R9-7(**)	323 Oxford Street West (Block 1)	
a)	Additional Permitted Uses	
	i)	Cluster stacked townhouse
	ii)	Cluster townhouses
	iii)	Uses permitted in the NSA3 Zone variation
b)	Regulations	
	i)	South Property Line (Oxford Street West)
		(maximum) 6.0 metres (19.68 feet)
		(minimum) 0.0 metres (0.0 feet)
	ii)	West Property Line (Beaverbrook Avenue)
		(maximum) 6.0 metres (19.68 feet)
		(minimum) 3.0 metres (9.84 feet)
	iii)	North Property Line (Westfield Drive)
		(maximum) 6.0 metres (19.68 feet)
		(minimum) 3.0 metres (9.84 feet)
	iv)	East Property Line
		(maximum) 6.0 metres (19.68 feet)
		(minimum) 12.5 metres (41.0 feet) above 8th storey
	v)	Density
		(maximum) 305uph (123 units/acre)
	vi)	Height
		(maximum) For apartments with frontage on Oxford Street West 60.0 metres (197 feet) (18 storeys) For apartments with frontage on Westfield Drive 46.0 metres (151 feet) (14 storeys) Other apartments with development block 51.0 metres (maximum) (16 storeys)
	vii)	Built Form Along Streetscape
		(minimum) 50%
	viii)	Building Stepback After 4th Storey
		(minimum) 3.0 metres (9.8 feet)
	ix)	Point Tower Floorplate
		For Towers with frontage on Oxford Street
		(maximum) 1,000 square metres (10,763.91 sq ft)
	x)	Tower Separation
		(minimum) 25.0 metres (82 feet)
	xi)	Lot Coverage
		(maximum) 45%
	xii)	Landscape Open Space
		(minimum) 30%

- R9-7(**) 323 Oxford Street West (Block 2)
- a) Additional Permitted Uses
- i) Cluster stacked townhouse
 - ii) Cluster townhouses
- b) Regulations
- i) Front Yard
(maximum) 6.0 metres (19.7 feet)
(minimum) 0.0 metres (0.0 feet)
 - ii) Exterior Yard
(maximum) 6.0 metres (19.7 feet)
(minimum) 3.0 metres (9.8 feet)
 - iii) North Property Line
(minimum) 3.0 metres (9.8 feet)
 - iv) East Property Line
(maximum) 6.0 metres (19.7 feet)
(minimum) 12.5 metres (41.0 feet)
above 8th storey
 - v) Density
(maximum) 242uph (98 units/acre)
 - vi) Height
(maximum) 46.0 metres (151 feet)
(14 storeys)
 - vii) Built Form
Along Streetscape
(minimum) 50%
 - viii) Building Stepback
After 4th Storey
(minimum) 3.0 metres (9.8 feet)
 - ix) Tower Separation
(minimum) 25.0 metres (82 feet)
 - x) Lot Coverage
(maximum) 45%
 - xi) Landscape Open Space
(minimum) 30%

- R9-7(**) 323 Oxford Street West (Block 3)
- a) Additional Permitted Uses
- i) Cluster stacked townhouse
 - ii) Cluster townhouses
- b) Regulations
- Setbacks for Apartment Buildings
- i) Front Yard
(maximum) 6.0 metres (19.7 feet)
(minimum) 3.0 metres (9.8 feet)
 - ii) Exterior Yard
(maximum) 6.0 metres (19.7 feet)
(minimum) 3.0 metres (9.8 feet)
 - iii) Interior Yard
(minimum) 5.0 metres (16.4 feet)
 - iv) Rear Yard
(minimum) 5.0 metres (16.4 feet)

Setbacks for Townhouse Dwellings

v)	Front Yard (minimum)	3.0 metres (9.8 feet)
vi)	Exterior Yard (minimum)	3.0 metres (9.8 feet)
vii)	Interior Yard (minimum)	1.5 metres (5.0 feet)
viii)	Rear Yard (minimum)	3.0 metres (9.8 feet)
ix)	Density (maximum)	230uph (93 units/acre)
xii)	Height (maximum)	20.0 metres (66 feet) (6 storeys)
xiii)	Built Form Along Streetscape (minimum)	50%
xiv)	Lot Coverage (maximum)	45%
xv)	Landscape Open Space (minimum)	30%

R9-7(**) 323 Oxford Street West (Block 6)

- a) Additional Permitted Uses
 - i) Cluster stacked townhouse
 - ii) Cluster townhouses
- b) Regulations

Setbacks for Apartment Buildings

i)	Front Yard (maximum) (minimum)	6.0 metres (19.7 feet) 3.0 metres (9.8 feet)
ii)	Exterior Yard (maximum) (minimum)	6.0 metres (19.7 feet) 3.0 metres (9.8 feet)
iii)	East Interior Yard (minimum)	3.0 metres (9.8 feet)
iv)	South Rear Yard (minimum)	6.0 metres (19.7 feet)

Setbacks for Townhouse Dwellings

v)	Front Yard (minimum)	3.0 metres (9.8 feet)
vi)	Exterior Yard (minimum)	3.0 metres (9.8 feet)
vii)	Interior Yard (minimum)	1.5 metres (5.0 feet)
viii)	Rear Yard (minimum)	3.0 metres (9.8 feet)
ix)	Density (maximum)	240uph (97 units/acre)
x)	Height (maximum)	40.0 metres (131.0 feet) (13 storeys)

xi)	Building Stepback After 4th Storey (minimum)	3.0 metres (9.8 feet)
xii)	Tower Separation (minimum)	25.0 metres (82 feet)
xiii)	Built Form Along Streetscape (minimum)	50%
xiv)	Lot Coverage (maximum)	45%
xv)	Landscape Open Space (minimum)	30%

R9-7(**) 323 Oxford Street West (Block 7)

a) Additional Permitted Uses

- i) Cluster stacked townhouse
- ii) Cluster townhouses

b) Regulations

Setbacks for Apartment Buildings

i)	Front Yard (maximum)	6.0 metres (19.7 feet)
	(minimum)	3.0 metres (9.8 feet)
ii)	North Rail Line (minimum)	30.0 metres (98.0 feet)
iii)	North Property Line (minimum)	3.0 metres (9.8 feet)

Setbacks for Townhouse Dwellings

iv)	Front Yard (minimum)	3.0 metres (9.8 feet)
v)	West Property Line (minimum)	5.0 metres (16.4 feet)
vi)	North Property Line (minimum)	3.0 metres (9.8 feet)
vii)	Density (maximum)	200uph (81 units/acre)
viii)	Height (maximum)	13.0m (4 storeys) within 72 metres of the west property boundary; otherwise, 40 metres (13 storeys)
ix)	Building Stepback After 4th Storey (minimum)	3.0 metres (9.8 feet)
x)	Tower Separation (minimum)	25.0 metres (82 feet)
xi)	Built Form Along Streetscape (minimum)	50%
xii)	Lot Coverage (maximum)	45%
xiii)	Landscape Open Space (minimum)	30%

4. 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.

5. 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.

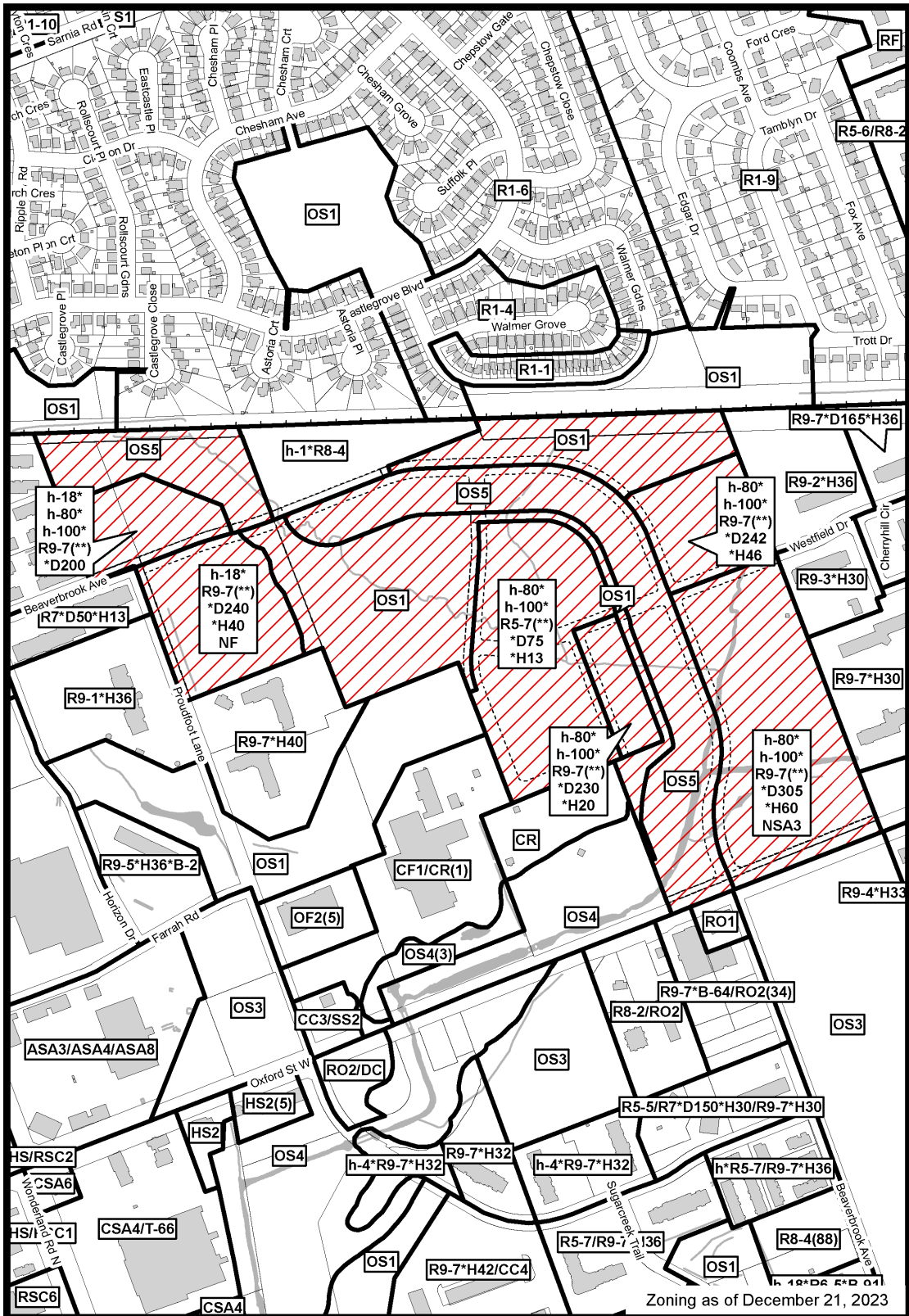
PASSED in Open Council on June 25, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

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)



Zoning as of December 21, 2023

<p>File Number: Z-9416/39T-21505 Planner: SM Date Prepared: 2024/5/14 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:6,250</p> <p>0 30 60 120 180 240 Meters </p>
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