

Bill No. 326
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 465 Sunningdale
Road West.

WHEREAS Corlon Properties Inc. has applied to rezone an area of land
located at 465 Sunningdale Road West, 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 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 465 Sunningdale Road West, as shown on the attached
map comprising part of Key Map No. A102, from an Open Space OS1 Zone, an
Environmental Review ER Zone, and an Open Space OS5 Zone to a Residential R1
Special Provision (R1-9(*)) Zone; a Residential R1 Special Provision (R1-9(**)) Zone; a
Residential R1 Special Provision/Neighbourhood Facility/Community Facility (R1-
9(*)/NF/CF1)) Zone; a Residential R5 Special Provision (R5-3()) Zone; a Residential R5
Special Provision/Residential R9 Special Provision (R5-4(*)/R9-4(*) Zone; a Residential
R5 Special Provision/Residential R9 Special Provision (R5-4(**)/R9-4(**)) Zone; a
Residential R5 Special Provision/Residential R9 Special Provision (R5-6(*)/R9-4(**))
Zone; a Residential R5 Special Provision (R5-6(**)) Zone; a Residential R5 Special
Provision (R5-6(***)) Zone; a Residential R9 Special Provision (R9-7()) 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:

R1-9(*)

a) Regulations:

- | | |
|--|--|
| i) Interior Side Yard Depth
(Minimum) | 1.2 metres, except where no
private garage is attached to the
dwelling, one side yard shall be
3.0
metres. |
|--|--|

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

R1-9(**)

a) Regulations:

- | | |
|--|--|
| i) Interior Side Yard Depth
(Minimum) | 1.2 metres, except where no
private garage is attached to the
dwelling, one side yard shall be
3.0
metres. |
| ii) The required exterior side yard for corner lots shall be subject to
the regulations of an interior side yard. | |

4) Section Number 9.4 of the Residential (R5) Zone is amended by adding the following Special Provision:

R5-3()

a) Regulations:

- | | | |
|------|--|---|
| i) | West Yard Depth
(Minimum) | 3.0 metres |
| ii) | North Yard Depth
(Minimum) | 3.0 metres |
| iii) | South Yard Depth
(Minimum) | 1.5 metres |
| iv) | East Yard Depth
(Minimum) | 1.0 metre for every 1.0 metre
of main building height, or
fraction thereof; |
| v) | Height | 1 storey (Minimum)
3 storeys (Maximum) |
| vi) | Front face and primary entrance of all dwelling units located
adjacent to a public street shall be oriented to the public street. | |
| vii) | Townhouse blocks shall be a maximum of eight (8) units in
length. | |

5) Section Number 9.4 of the Residential (R5) Zone is amended by adding the following Special Provision:

R5-4(*)

a) Regulations:

- | | | |
|-------|---|---|
| i) | West Yard Depth | 3.0 metres (Minimum)
8.0 metres (Maximum) |
| ii) | North Yard Depth
(Minimum) | 3.0 metres |
| iii) | South Yard Depth | 3.0 metres (Minimum)
8.0 metres (Maximum) |
| iv) | East Yard Depth
(Minimum) | 1.0 metre for every 1.0 metre
of main building height, or
fraction thereof; |
| v) | Landscaped Open
Space (Minimum) | 30% |
| vi) | Lot Coverage
(Maximum) | 30% |
| vii) | Height | 2 storeys (Minimum)
4 storeys (Maximum) |
| viii) | No parking or drive aisles shall be located between a building
and the adjacent street line. | |

- ix) Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street.

6) Section Number 9.4 of the Residential (R5) Zone is amended by adding the following Special Provision:

R5-4(**)

a) Regulations:

- | | | |
|-------|---|---|
| i) | South Yard Depth | 3.0 metres (Minimum)
8.0 metres (Maximum) |
| ii) | East Yard Depth (Minimum) | 3.0 metres |
| iii) | West Yard Depth | 3.0 metres (Minimum)
8.0 metres (Maximum) |
| iv) | North Yard Depth (Minimum) | 1.0 metre for every 1.0 metre of main building height, or fraction thereof; |
| v) | Landscaped Open Space (Minimum) | 30% |
| vi) | Lot Coverage (Maximum) | 30% |
| vii) | Height | 2 storeys (Minimum)
4 storeys (Maximum) |
| viii) | No parking or drive aisles shall be located between a building and the adjacent street line. | |
| ix) | Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street. | |

7) Section Number 9.4 of the Residential (R5) Zone is amended by adding the following Special Provision:

R5-6(*)

a) Regulations:

- | | | |
|------|----------------------------------|------------|
| i) | Southwest Yard Depth (Minimum) | 3.0 metres |
| ii) | Southeast Yard Depth (Minimum) | 6.0 metres |
| iii) | West Yard Depth (Minimum) | 6.0 metres |
| iv) | North Yard Depth Depth (Minimum) | 1.2 metres |
| v) | Landscaped Open Space (Minimum) | 30% |
| vi) | Lot Coverage | 30% |

(Maximum)

- vii) Height 1 storey (Minimum)
4 storeys (Maximum)
- viii) Front face and primary entrance of all dwelling units located adjacent to a public street shall be oriented to the public street.
- ix) Townhouse blocks shall be a maximum of eight (8) units in length.

8) Section Number 9.4 of the Residential (R5) Zone is amended by adding the following Special Provision:

R5-6(**)

a) Regulations:

- i) North Yard Depth 6.0 metres
(Minimum)
- ii) West Yard Depth 1.5 metres
(Minimum)
- iii) South Yard Depth 3.0 metres
(Minimum)
- iv) East Yard Depth 3.0 metres
(Minimum)
- v) Height 1 storey (Minimum)
4 storeys (Maximum)
- vi) Front face and primary entrance of all dwelling units located adjacent to a public street shall be oriented to the public street.
- vii) Townhouse blocks shall be a maximum of eight (8) units in length.

9) Section Number 9.4 of the Residential (R5) Zone is amended by adding the following Special Provision:

R5-6(***)

a) Regulations:

- i) North Yard Depth 6.0 metres
(Minimum)
- ii) West Yard Depth 3.0 metres
(Minimum)
- iii) South Yard Depth 3.0 metres
(Minimum)
- iv) East Yard Depth 3.0 metres
(Minimum)
- v) Height 1 storey (Minimum)
4 storeys (Maximum)
- vi) Front face and primary entrance of all dwelling units located adjacent to a public street shall be oriented to the public street.

- vii) Townhouse blocks shall be a maximum of eight (8) units in length.

10) Section Number 13.4 of the Residential (R9) Zone is amended by adding the following Special Provision:

R9-4(*)

a) Regulations:

- | | | |
|-------|---|---|
| i) | West Yard Depth | 3.0 metres (Minimum)
8.0 metres (Maximum) |
| ii) | North Yard Depth (Minimum) | 3.0 metres |
| iii) | South Yard Depth | 3.0 metres (Minimum)
8.0 metres (Maximum) |
| iv) | East Yard Depth (Minimum) | 1.0 metre for every 1.0 metre of main building height, or fraction thereof; |
| v) | Height | 2 storeys (Minimum)
4 storeys (Maximum) |
| vi) | Density (Maximum) | 120 units per hectare |
| vii) | No parking or drive aisles shall be located between a building and the adjacent street line. | |
| viii) | Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street. | |

11) Section Number 13.4 of the Residential (R9) Zone is amended by adding the following Special Provision:

R9-4(**)

a) Regulations:

- | | | |
|------|---|---|
| i) | Southwest Yard Depth (Minimum) | 3.0 metres |
| ii) | Southeast Yard Depth (Minimum) | 6.0 metres |
| iii) | West Yard Depth (Minimum) | 6.0 metres |
| iv) | North Yard Depth (Minimum) | 1.2 metres |
| v) | Height | 1 storey (Minimum)
4 storeys (Maximum) |
| vi) | Front face and primary entrance of all dwelling units located adjacent to a public street shall be oriented to the public street. | |

- | | | |
|------|------------------|--|
| i) | North Yard Depth | 1.0 metre (Minimum)
8.0 metres (Maximum) |
| ii) | West Yard Depth | 3.0 metres (Minimum)
8.0 metres (Maximum) |
| iii) | South Yard Depth | 3.0 metres (Minimum)
8.0 metres (Maximum) |
| iv) | East Yard Depth | 3.0 metres (Minimum)
8.0 metres (Maximum) |
| v) | Height | 1 storey (Minimum)
6 storeys (Maximum) |

- vi) A maximum of 2000 square metres commercial gross floor area may be permitted within the zone boundaries.
- vii) Commercial gross floor area shall be confined to portions of the site within a 100-metre radius of the intersection of Wonderland Road North and Sunningdale Road West
- viii) No parking or drive aisles shall be located between a building and the adjacent street line.
- ix) Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street.

14) 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.

15) 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.

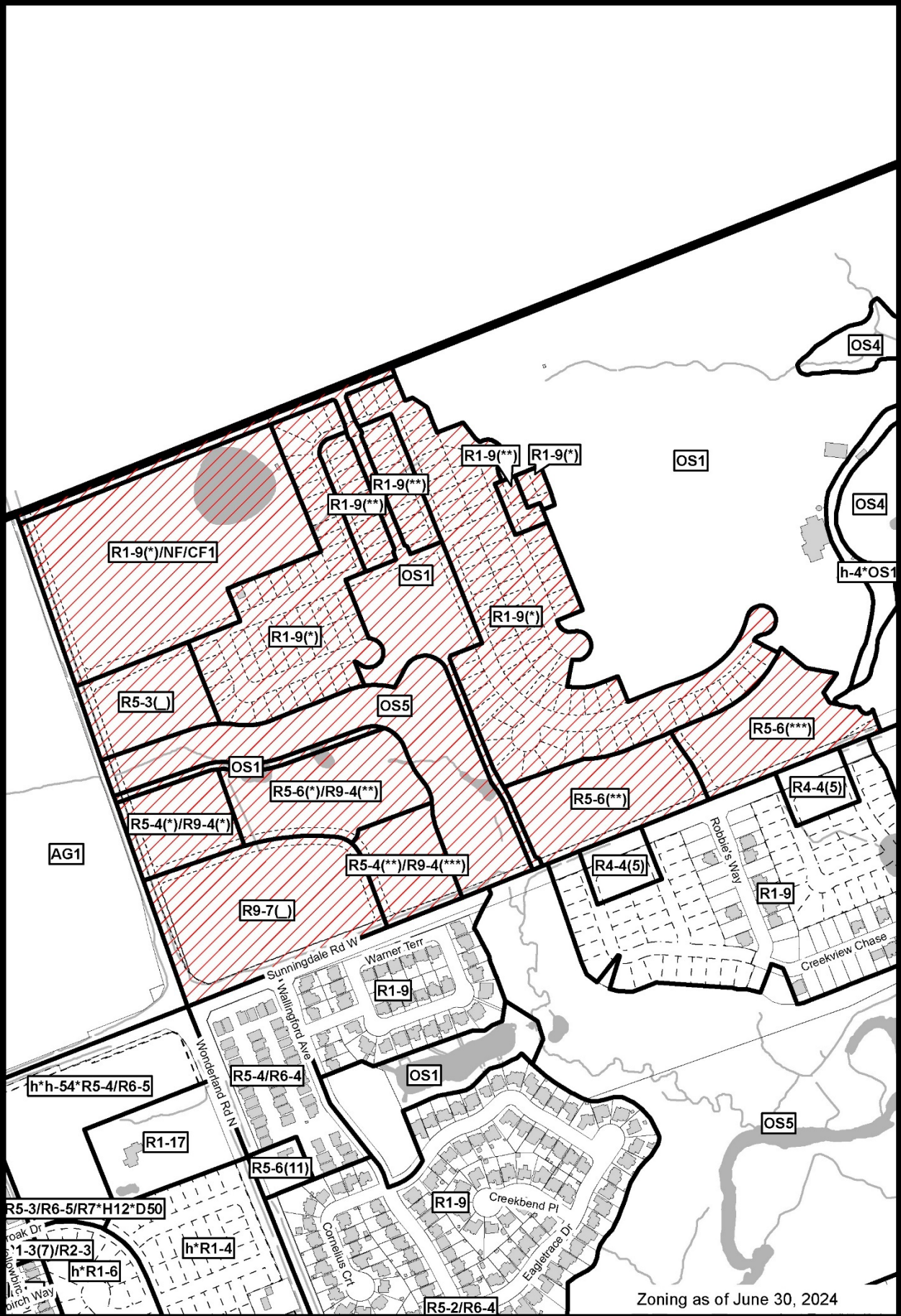
PASSED in Open Council on September 24, 2024, subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – September 24, 2024
Second Reading – September 24, 2024
Third Reading – September 24, 2024

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



File Number: OZ-9623

Planner: LM

Date Prepared: 2024/07/19

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE



1:6,500

0 30 60 120 180 240 Meters

