

Bill No. 328  
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 1550 and 1602  
Sunningdale Road West

WHEREAS this amendment to the Zoning By-law Z.-1 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 1550 and 1602 Sunningdale Road West, as shown on the  
attached map **FROM** a Holding Residential R5 and R6 (h\*h-53\*h-54\*h-100\*h-144\*R5-  
6/R6-5) Zone, a Holding Residential R5 and R6 (h\*h-53\*h-54\*h-100\*R5-6/R6-5) Zone, a  
Holding Residential R5 and R6 (h\*h-53\*h-54\*h-100\*h-110\*R5-6/R6-5) Zone, a Holding  
Residential R1 (h\*h-100\*R1-13) Zone, and a Holding Residential R1 Special Provision  
(h-110\*R1-10(8)) Zone **TO** a Residential R5 and R6 Special Provision (R5-6( )/R6-  
5( )) Zone, a Residential R1 and R3 (R1-13/R3-1) Zone, and a Residential R1 (R1-3)  
Zone.

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

R5-6( ) 1550 and 1602 Sunningdale Road West

a) Regulations

- i) Minimum lot frontage – 5.5 metres (townhouses)
- ii) Minimum front yard depth – 4.5 metres (local streets)
- iii) Minimum interior side yard setback where there are windows to  
habitable rooms – 6.0 metres
- iv) Minimum interior side yard setback where there are no windows  
to habitable rooms – 3.0 metres
- v) Minimum setback from the ultimate right-of-way of Sunningdale  
Road West and Hyde Park Road – 6.0 metres
- vi) Maximum setback from the ultimate right-of-way of Sunningdale  
Road West and Hyde Park Road – 8.0 metres
- vii) Maximum building height – 14.0 metres
- viii) Maximum density – 64 units per hectare

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

R6-5( ) 1550 and 1602 Sunningdale Road West

a) Regulations

- i) Minimum lot frontage – 5.5 metres (townhouses)
- ii) Minimum front yard depth – 4.5 metres (local streets)
- iii) Minimum interior side yard setback where there are windows to  
habitable rooms – 6.0 metres
- iv) Minimum interior side yard setback where there are no windows  
to habitable rooms – 3.0 metres

- v) Minimum setback from the ultimate right-of-way of Sunningdale Road West and Hyde Park Road – 6.0 metres
- vi) Maximum setback from the ultimate right-of-way of Sunningdale Road West and Hyde Park Road– 8.0 metres
- vii) Maximum building height – 14.0 metres
- viii) Maximum density – 64 units per hectare

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.

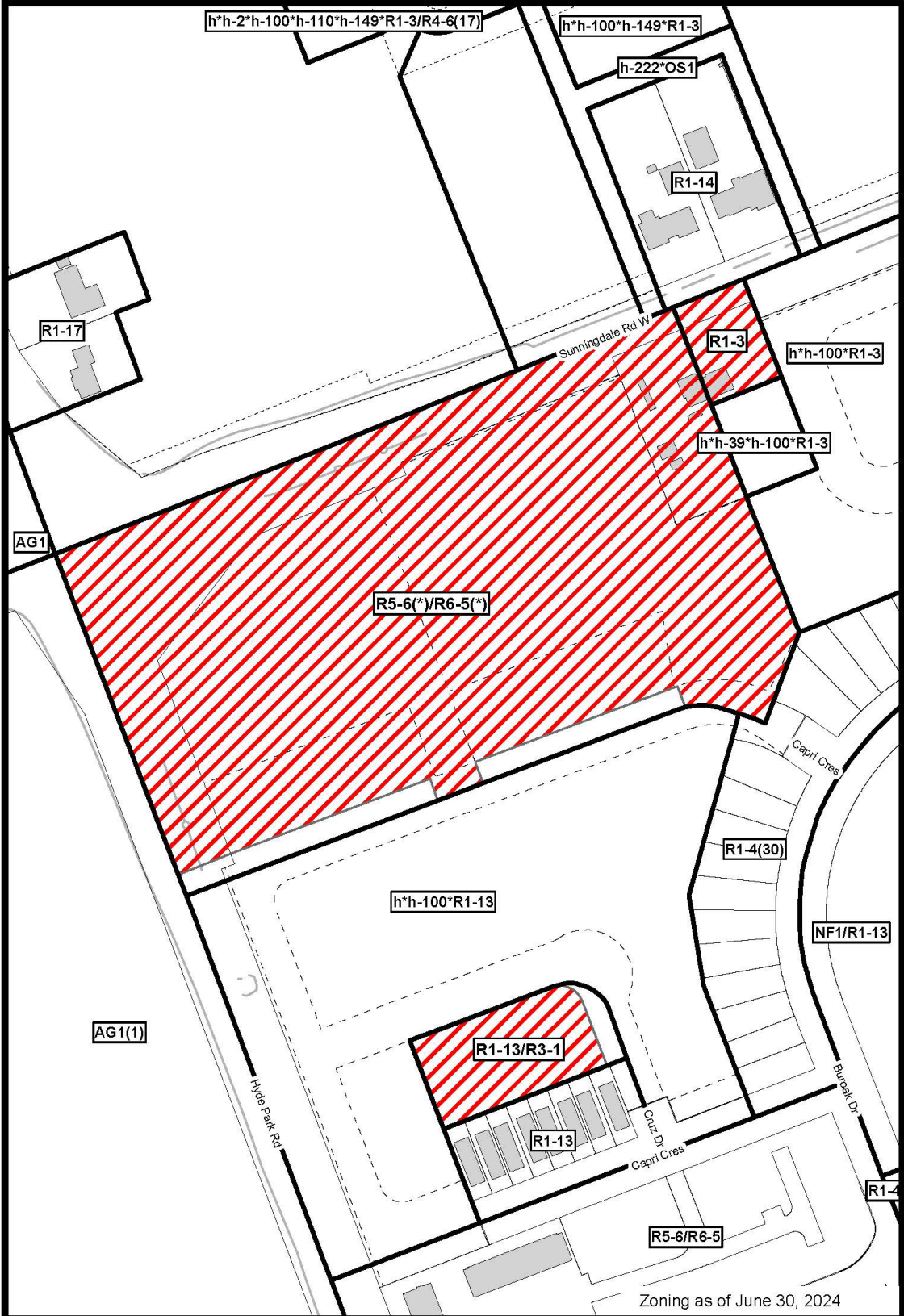
PASSED in Open Council on September 24, 2024, subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

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: Z-9764  
Planner: RB  
Date Prepared: 2024/08/21  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE

1:2,000

01020406080

Meters