

Bill No. 329
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 3975 Stewart
Avenue

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 3975 Stewart Avenue as shown on the attached map
FROM a Holding Residential R5 and R6 Special Provision (h*h-100*h-198*R5-4(23)/R6-
5(51)) Zone, Zone **TO** a Residential R5 and R6 Special Provision (R5-4(_)/R6-5(_)
Zone.

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

R5-4(_) 3975 Stewart Avenue

a) Regulations

- i) Front and Exterior Side Yard Depth to Main Building – 3.0 Metres
(Minimum)
- ii) Front and Exterior Side Yard Depth to Sight Triangle – 0.8 Metres
(Minimum)
- iii) Interior and Rear Yard Depth – 3.0 Metres (Minimum)
- iv) Lot Coverage – 55% (Maximum)
- v) Density – 165 Units Per Hectare (Maximum)
- vi) Height – 9 Storeys (Maximum)
- vii) Off-Street Parking – 121 Spaces (1 Parking Space per Unit –
Minimum)

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

R6-5(_) 3975 Stewart Avenue

a) Additional Permitted Uses

- i) Seniors Apartment Buildings – Maximum 121 Units
- ii) Retirement Lodges – Maximum 150 Beds

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)



Zoning as of June 30, 2024

File Number: Z-9754
 Planner: AC
 Date Prepared: 2024/08/12
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

