

Bill No. 352

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 850 Highbury Avenue North.

WHEREAS Old Oak Properties Inc. has applied to rezone an area of land located at 850 Highbury Avenue North (Concession 1, Part Lot 8 Registered Plan No. 33R20053 Parts 1 to 40), 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;

NOW 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 850 Highbury Avenue North, as shown on the attached map, FROM a Regional Facility (RF) Zone TO a Residential Special Provision R9 (R9-7(*)•H105) Zone, Holding Residential Special Provision R9 (h-80•R9-7(**)•H98) Zone, Holding Residential Special Provision R9 (h-80•R9-7(***)•H82) Zone, Holding Residential Special Provision R9 (h-80•h-240•R9-7(****)•H66) Zone, Holding Residential Special Provision R9 (h-80•h-*•R9-7(****)•H66) Zone, Holding Residential Special Provision R5/R9/Neighbourhood Facility (h-80•h-*•R5-7(**)/R9-7(****)•H66/NF1) Zone, Holding Residential Special Provision R5/R9 (h-80•h-*•R5-7(**)/R9-7(****)•H66) Zone, Holding Residential Special Provision R5/R8 (h-80•h-*•R5-7(*)/R8-4(*)•D150•H28) Zone, Holding Residential Special Provision R5/R8 (h-80•h-*•R5-7(*)/R8-4(*)•D125•H22) Zone, Holding Residential Special Provision R5/R8 (h-80•h-*•R5-7(*)/R8-4(**)•D125) Zone, Holding Residential Special Provision R8 (h-80•h-*•R8-4(**)•D150) Zone, Business District Commercial / Community Facility / Heritage (BDC/CF2/CF3/HER) Zone, Holding Business District Commercial / Community Facility / Heritage (h-80•h-*•BDC/CF2/CF3/HER) Zone, Holding Neighbourhood Facility/Open Space (h-*•OS1/NF1) Zone, Open Space (OS1) Zone, and Urban Reserve (UR1) Zone;

2. Section Number 9.4 of the Residential (R5) Zone is amended by adding the following Special Provisions to the R5-7 Zone Variations:

R5-7(*) 850 Highbury Avenue North
(Residential - Policy Areas 1A & 2)

a) Regulations:

- i) Front and Interior Side Yard Depth (Minimum) – 4.5 metres (14.7 feet)
- ii) Height (Minimum) – The lesser of 2-storeys or 8.0 metres
- iii) Density Units Per Hectare (Minimum) – 30
- iv) Density Units Per Hectare (Maximum) – 75

R5-7(**) 850 Highbury Avenue North
(Residential - Policy Area 1B)

a) Regulations:

- i) Front and Interior Side Yard Depth (Minimum) – 4.5 metres (14.7 feet)
- ii) Height (Minimum) – The lesser of 2-storeys or 8.0 metres
- iii) Density Units Per Hectare (Minimum) – 45
- iv) Density Units Per Hectare (Maximum) – 75

3. Section Number 12.4 of the Residential (R8) Zone is amended by adding the following Special Provisions to the R8-4 Zone Variations:

- R8-4(*) 850 Highbury Avenue North
(Residential - Policy Areas 1A & 2)
- a) Regulations:
- i) Front, Side and Rear Yard Depth (Minimum) – 4.5 metres (14.7 feet)
 - ii) Height (Minimum) – The lesser of 2-storeys or 8.0 metres
 - iii) Height (Maximum) – See Zone Map
 - iv) Density Units Per Hectare (Minimum) – 30
 - v) Density Units Per Hectare (Maximum) – See Zone Map
- R8-4(**) 850 Highbury Avenue North
(Residential - Policy Area 1A)
- a) Regulations:
- i) Front, Side and Rear Yard Depth (Minimum) – 4.5 metres (14.7 feet)
 - ii) Height (Minimum) – The lesser of 2-storeys or 8.0 metres
 - iii) Height (Maximum) – 15.0 metres (49 feet), or a maximum height of 30.0 metres (99 feet) for the portion of buildings located more than 80 metres (263 feet) from the Treed Allée along Street C
 - iv) Density Units Per Hectare (Minimum) – 30
 - v) Density Units Per Hectare (Maximum) – See Zone Map
- R8-4(***) 850 Highbury Avenue North
(Village Core Policy Area)
- a) Permitted Uses
- i) Apartment buildings;
 - ii) Handicapped persons apartment buildings;
 - iii) Lodging house class 2;
 - iv) Stacked townhousing;
 - v) Senior citizens apartment buildings;
 - vi) Emergency care establishments;
 - vii) Apartment buildings, handicapped persons apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, and emergency care establishments with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;

- i) Cinemas;
- j) Commercial recreation establishments;
- k) Commercial schools;
- l) Convenience service establishments;
- m) Convenience stores;
- n) Craft brewery;
- o) Day care centres;
- p) Delicatessens;
- q) Dry cleaning and laundry depots;
- r) Duplicating shops;
- s) Film processing depots;
- t) Financial institutions;
- u) Florist shops;
- v) Funeral homes;
- w) Gift shops;
- x) Grocery stores;
- y) Hair dressing establishments;
- z) Hotels;
- aa) Institutions;
- bb) Laboratories;
- cc) Laundromats;
- dd) Libraries;
- ee) Liquor, beer and wine stores;
- ff) Medical/dental offices;
- gg) Museums;
- hh) Offices;
- ii) Personal service establishments;
- jj) Place of entertainment;
- kk) Private clubs;
- ll) Private schools;
- mm) Repair and rental establishments;
- nn) Restaurants, outdoor patio;
- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

b) Regulations:

- i) Front and Exterior Side Yard Depth (Minimum) – 2.0 metres (6.6 feet)
- ii) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet)
- iii) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
- iv) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
- v) Height (Minimum) – The lesser of 2-storeys or 8.0 metres (26.2 feet)
- vi) Height Metres (Maximum) – 15.0 metres (49.2 feet), or a maximum height of 30.0 metres (98.4 feet) for the portion of buildings located more than 60 metres (197 feet) from a Heritage (HER) Zone.
- vii) Density Units Per Hectare (Minimum) – 30
- viii) Density Units Per Hectare (Maximum) – 150

- ix) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit
- c) Front Lot Line: The main entrance to the former London Psychiatric Hospital lands, Street ‘B’, shall be deemed to be the front lot line.
- d) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- e) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.
- f) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
 - i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
 - ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
 - iii) is located within the front portion of the ground floor; and,
 - iv) is accessible via the front of the building.

4. Section Number 13.4 of the Residential (R9) Zone is amended by adding the following Special Provisions to the R9-7 Zone Variations:

R9-7(*) 850 Highbury Avenue North
(Transit Oriented Corridor - Policy Area 1A)

- a) Permitted Uses
 - i) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;
 - i) Cinemas;
 - j) Commercial recreation establishments;
 - k) Commercial schools;
 - l) Convenience service establishments;
 - m) Convenience stores;
 - n) Craft brewery;
 - o) Day care centres;
 - p) Delicatessens;
 - q) Dry cleaning and laundry depots;
 - r) Duplicating shops;
 - s) Film processing depots;
 - t) Financial institutions;
 - u) Florist shops;

- v) Funeral homes;
- w) Gift shops;
- x) Grocery stores;
- y) Hair dressing establishments;
- z) Hotels;
- aa) Institutions;
- bb) Laboratories;
- cc) Laundromats;
- dd) Libraries;
- ee) Liquor, beer and wine stores;
- ff) Medical/dental offices;
- gg) Museums;
- hh) Offices;
- ii) Personal service establishments;
- jj) Place of entertainment;
- kk) Private clubs;
- ll) Private schools;
- mm) Repair and rental establishments;
- nn) Restaurants, outdoor patio;
- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets;
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

b) Regulations:

- i) Office Gross Floor Area (Maximum) – 5,000 square metres (53,820 square feet)
- ii) Floor Area Ratio (Maximum) – 5.25
- iii) Front and Exterior Side Yard Depth (Minimum) – 1.0 metres (3.3 feet)
- iv) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet), or 1.0 metres (3.3 feet) where the rear lot line abuts a public street.
- v) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
- vi) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
- vii) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
- viii) Height (Maximum) – 105 metres (345 feet)
- ix) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
- x) Density Units Per Hectare (Maximum) – None
- xi) Landscaped Open Space (Minimum) – 30%
- xii) Coverage (Maximum) – 60%
- xiii) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit

c) Front Lot Line: Oxford Street East shall be deemed to be the front lot line.

d) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.

- e) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- f) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.
- g) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
 - i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
 - ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
 - iii) is located within the front portion of the ground floor; and,
 - iv) is accessible via the front of the building.

R9-7(**) 850 Highbury Avenue North
(Transit Oriented Corridor - Policy Area 1B)

- a) Permitted Uses
 - i) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;
 - i) Cinemas;
 - j) Commercial recreation establishments;
 - k) Commercial schools;
 - l) Convenience service establishments;
 - m) Convenience stores;
 - n) Craft brewery;
 - o) Day care centres;
 - p) Delicatessens;
 - q) Dry cleaning and laundry depots;
 - r) Duplicating shops;
 - s) Film processing depots;
 - t) Financial institutions;
 - u) Florist shops;
 - v) Funeral homes;
 - w) Gift shops;
 - x) Grocery stores;
 - y) Hair dressing establishments;
 - z) Hotels;
 - aa) Institutions;
 - bb) Laboratories;

- cc) Laundromats;
- dd) Libraries;
- ee) Liquor, beer and wine stores;
- ff) Medical/dental offices;
- gg) Museums;
- hh) Offices;
- ii) Personal service establishments;
- jj) Place of entertainment;
- kk) Private clubs;
- ll) Private schools;
- mm) Repair and rental establishments;
- nn) Restaurants, outdoor patio;
- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets;
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

b) Regulations:

- i) Office Gross Floor Area (Maximum) – 5,000 square metres (53,820 square feet)
 - ii) Floor Area Ratio (Maximum) – 4.0
 - iii) Front and Exterior Side Yard Depth (Minimum) – 1.0 metres (3.3 feet)
 - iv) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet), or 1.0 metres (3.3 feet) where the rear lot line abuts a public street.
 - v) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
 - vi) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
 - vii) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
 - viii) Height (Maximum) – 98 metres (321.5 feet)
 - ix) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
 - x) Density Units Per Hectare (Maximum) – None
 - xi) Landscaped Open Space (Minimum) – 30%
 - xii) Coverage (Maximum) – 60%
 - xiii) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit
- c) Front Lot Line: The Rapid Transit Boulevard (Highbury Avenue North or Oxford Street East) shall be deemed to be the front lot line.
- d) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.
- e) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- f) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.

- g) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
- i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
 - ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
 - iii) is located within the front portion of the ground floor; and,
 - iv) is accessible via the front of the building.

R9-7(***) 850 Highbury Avenue North
(Transit Oriented Corridor - Policy Area 2B)

- a) Permitted Uses
- i) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;
 - i) Cinemas;
 - j) Commercial recreation establishments;
 - k) Commercial schools;
 - l) Convenience service establishments;
 - m) Convenience stores;
 - n) Craft brewery;
 - o) Day care centres;
 - p) Delicatessens;
 - q) Dry cleaning and laundry depots;
 - r) Duplicating shops;
 - s) Film processing depots;
 - t) Financial institutions;
 - u) Florist shops;
 - v) Funeral homes;
 - w) Gift shops;
 - x) Grocery stores;
 - y) Hair dressing establishments;
 - z) Hotels;
 - aa) Institutions;
 - bb) Laboratories;
 - cc) Laundromats;
 - dd) Libraries;
 - ee) Liquor, beer and wine stores;
 - ff) Medical/dental offices;
 - gg) Museums;
 - hh) Offices;

- ii) Personal service establishments;
- jj) Place of entertainment;
- kk) Private clubs;
- ll) Private schools;
- mm) Repair and rental establishments;
- nn) Restaurants, outdoor patio;
- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets;
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

- b) Regulations:
 - i) Office Gross Floor Area (Maximum) – 5,000 square metres (53,820 square feet)
 - ii) Floor Area Ratio (Maximum) – 3.5
 - iii) Front and Exterior Side Yard Depth (Minimum) – 1.0 metres (3.3 feet)
 - iv) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet), or 1.0 metres (3.3 feet) where the rear lot line abuts a public street.
 - v) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
 - vi) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
 - vii) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
 - viii) Height (Maximum) – 82 metres (269 feet)
 - ix) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
 - x) Density Units Per Hectare (Maximum) – None
 - xi) Landscaped Open Space (Minimum) – 30%
 - xii) Coverage (Maximum) – 60%
 - xiii) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit
- c) Front Lot Line: Oxford Street East shall be deemed to be the front lot line.
- d) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.
- e) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- f) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.
- g) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
 - i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;

- ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
- iii) is located within the front portion of the ground floor; and,
- iv) is accessible via the front of the building.

R9-7(****) 850 Highbury Avenue North
(Transit Oriented Corridor - Policy Area 2A)

a) Permitted Uses

- i) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:

- a) Animal clinics;
- b) Art galleries;
- c) Artisan workshop
- d) Assembly halls;
- e) Bake shops;
- f) Boutique;
- g) Brewing on premises establishment;
- h) Catalogue stores;
- i) Cinemas;
- j) Commercial recreation establishments;
- k) Commercial schools;
- l) Convenience service establishments;
- m) Convenience stores;
- n) Craft brewery;
- o) Day care centres;
- p) Delicatessens;
- q) Dry cleaning and laundry depots;
- r) Duplicating shops;
- s) Film processing depots;
- t) Financial institutions;
- u) Florist shops;
- v) Funeral homes;
- w) Gift shops;
- x) Grocery stores;
- y) Hair dressing establishments;
- z) Hotels;
- aa) Institutions;
- bb) Laboratories;
- cc) Laundromats;
- dd) Libraries;
- ee) Liquor, beer and wine stores;
- ff) Medical/dental offices;
- gg) Museums;
- hh) Offices;
- ii) Personal service establishments;
- jj) Place of entertainment;
- kk) Private clubs;
- ll) Private schools;
- mm) Repair and rental establishments;
- nn) Restaurants, outdoor patio;
- oo) Restaurants;

- pp) Retail stores;
 - qq) Service and repair establishments;
 - rr) Studios;
 - ss) Supermarkets;
 - tt) Taverns;
 - uu) Theatres;
 - vv) Video rental establishments.
- b) Regulations:
- i) Office Gross Floor Area (Maximum) – 5,000 square metres (53,820 square feet)
 - ii) Floor Area Ratio (Maximum) – 3.0
 - iii) Front and Exterior Side Yard Depth (Minimum) – 1.0 metres (3.3 feet)
 - iv) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet), or 1.0 metres (3.3 feet) where the rear lot line abuts a public street.
 - v) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
 - vi) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
 - vii) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
 - viii) Height (Maximum) – 66 metres (217 feet)
 - ix) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
 - x) Density Units Per Hectare (Maximum) – None
 - xi) Landscaped Open Space (Minimum) – 30%
 - xii) Coverage (Maximum) – 60%
 - xiii) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit
- c) Front Lot Line: Highbury Avenue North shall be deemed to be the front lot line.
- d) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.
- e) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- f) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.
- g) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
- i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
 - ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
 - iii) is located within the front portion of the ground floor; and,
 - iv) is accessible via the front of the building.

R9-7(*****) 850 Highbury Avenue North
(Residential - Policy Area 1B)

- a) Permitted Uses
 - i) Apartment buildings;
 - ii) Handicapped persons apartment buildings;
 - iii) Lodging house class 2;
 - iv) Stacked townhousing;
 - v) Senior citizens apartment buildings;
 - vi) Continuum-of-care facilities
 - vii) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan Workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;
 - i) Cinemas;
 - j) Commercial recreation establishments;
 - k) Commercial schools;
 - l) Convenience service establishments;
 - m) Convenience stores;
 - n) Craft brewery;
 - o) Day care centres;
 - p) Delicatessens;
 - q) Dry cleaning and laundry depots;
 - r) Duplicating shops;
 - s) Film processing depots;
 - t) Financial institutions;
 - u) Florist shops;
 - v) Funeral homes;
 - w) Gift shops;
 - x) Grocery stores;
 - y) Hair dressing establishments;
 - z) Hotels;
 - aa) Institutions;
 - bb) Laboratories;
 - cc) Laundromats;
 - dd) Libraries;
 - ee) Liquor, beer and wine stores;
 - ff) Medical/dental offices;
 - gg) Museums;
 - hh) Offices;
 - ii) Personal service establishments;
 - jj) Place of entertainment;
 - kk) Private clubs;
 - ll) Private schools;
 - mm) Repair and rental establishments;
 - nn) Restaurants, outdoor patio;

- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets;
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

b) Regulations:

- i) Floor Area Ratio (Maximum) – 3.0
- ii) Front and Exterior Side Yard Depth (Minimum) – 2.0 metres (6.6 feet)
- iii) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet)
- iv) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
- v) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
- vi) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
- vii) Height (Maximum) – 66 metres (217 feet)
- viii) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
- ix) Density Units Per Hectare (Maximum) – None
- x) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit

- c) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.
- d) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- e) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.
- f) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
 - i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
 - ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
 - iii) is located within the front portion of the ground floor; and,
 - iv) is accessible via the front of the building.

5. Section Number 3.8 of the Zones and Zone Symbols is amended by adding the following Holding Zone Provision:

- h-(*) Purpose: To ensure there are no land use conflicts between the proposed sensitive land uses and arterial roads, rail lines, and/or existing land uses, the "h-(*)" shall not be deleted until the owner agrees to implement all noise and vibration attenuation measures, recommended in noise and vibration assessment reports acceptable to the City of London.

6. 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.

7. 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.

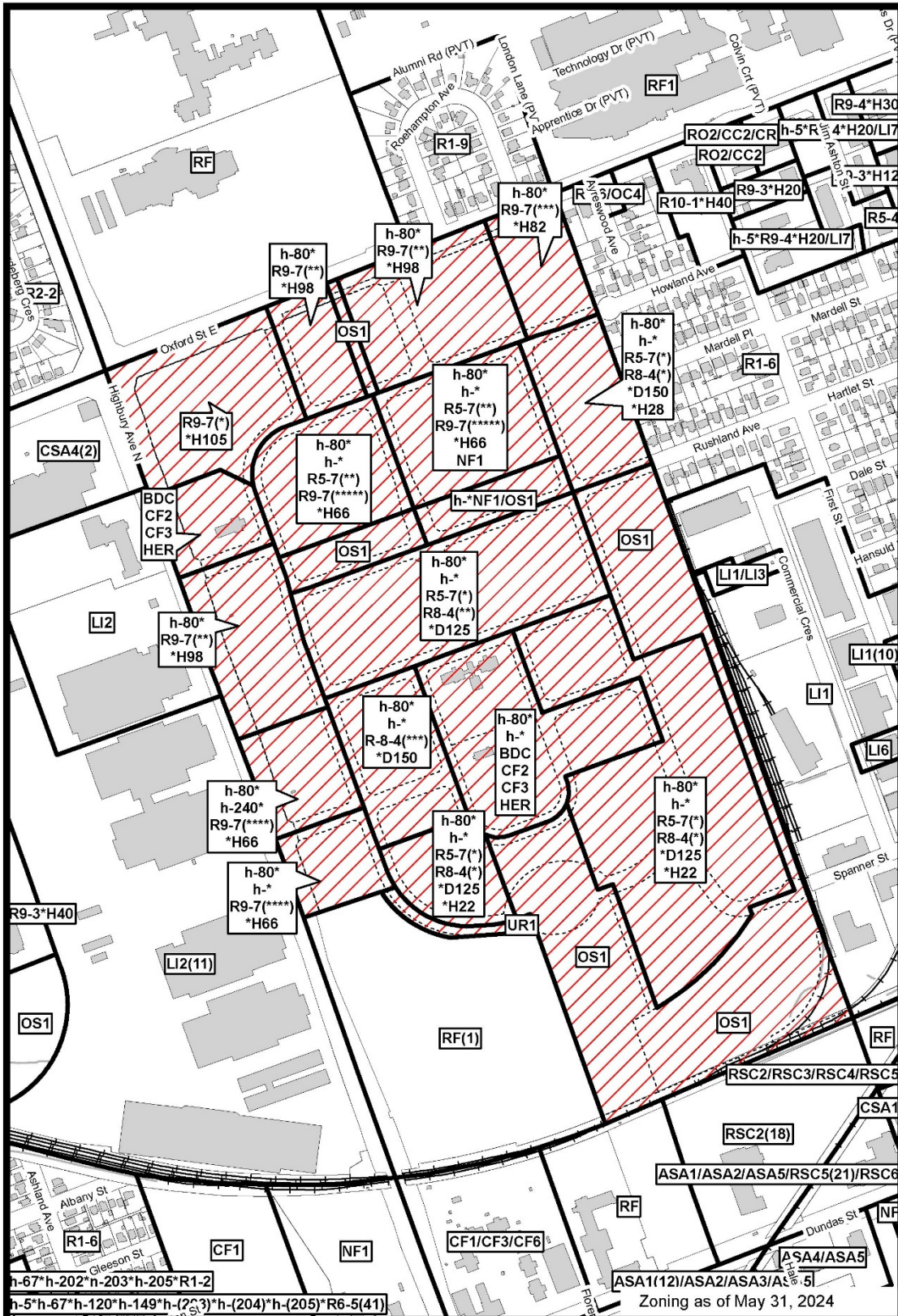
PASSED in Open Council on October 15, 2024, subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk


First Reading – October 15, 2024
Second Reading – October 15, 2024
Third Reading – October 15, 2024

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


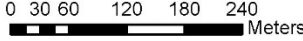


Zoning as of May 31, 2024

File Number: Z-9577
 Planner: MC
 Date Prepared: 2024/09/16
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:6,000

0 30 60 120 180 240
Meters