

Bill No. 71
2025

By-law No. Z.-1-25_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 1958 Duluth
Crescent

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 a portion of the lands located at 1958 Duluth Crescent, as shown on the attached map **FROM** a Holding Residential R5 Special Provision/Residential R6 Special Provision (h*h-100*R5-6(18))/R6-5(93)) Zone **TO** a Residential R5 Special Provision/Residential R6 Special Provision (R5-6(18)/R6-5(93)) Zone.

2. Section Number 9.4 of the Residential (R5) Zone is amended by deleting and replacing the following special provision:

R5-6(18) 1958 Duluth Crescent (Southwest Apartment Block)

a) Regulations

i) Front Yard Depth (Minimum): 1.5 metres

ii) Interior Side Yard Depth (Minimum): 4.5 metres when the wall of a unit contains windows to habitable rooms.

iii) Height (Maximum): 16.5 metres

iv) Density (Maximum): 225 units per hectare

v) Landscaped Open Space Buffer (Minimum): 3.0 metres required for rear and interior side yards adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space.

vi) To permit unlimited encroachments for balconies and canopies.

3. Section Number 10.4 of the Residential (R6) Zone is amended by deleting and replacing the following special provision:

R6-5(93) 1958 Duluth Crescent (Southwest Apartment Block)

a) Regulations

i) Permitted Uses: All uses within the R6-5 zone variation with the exception of single-detached dwellings.

ii) Front Yard Depth (Minimum): 1.5 metres

iii) Interior Side Yard Depth (Minimum): 4.5 metres when the wall of a unit contains windows to habitable rooms.

iv) Height (Maximum): 16.5 metres

v) Density (Maximum): 225 units per hectare

vi) Landscaped Open Space Buffer (Minimum): 3.0 metres required for rear and interior side yards adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space.

vii) To permit unlimited encroachments for balconies and canopies.

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.

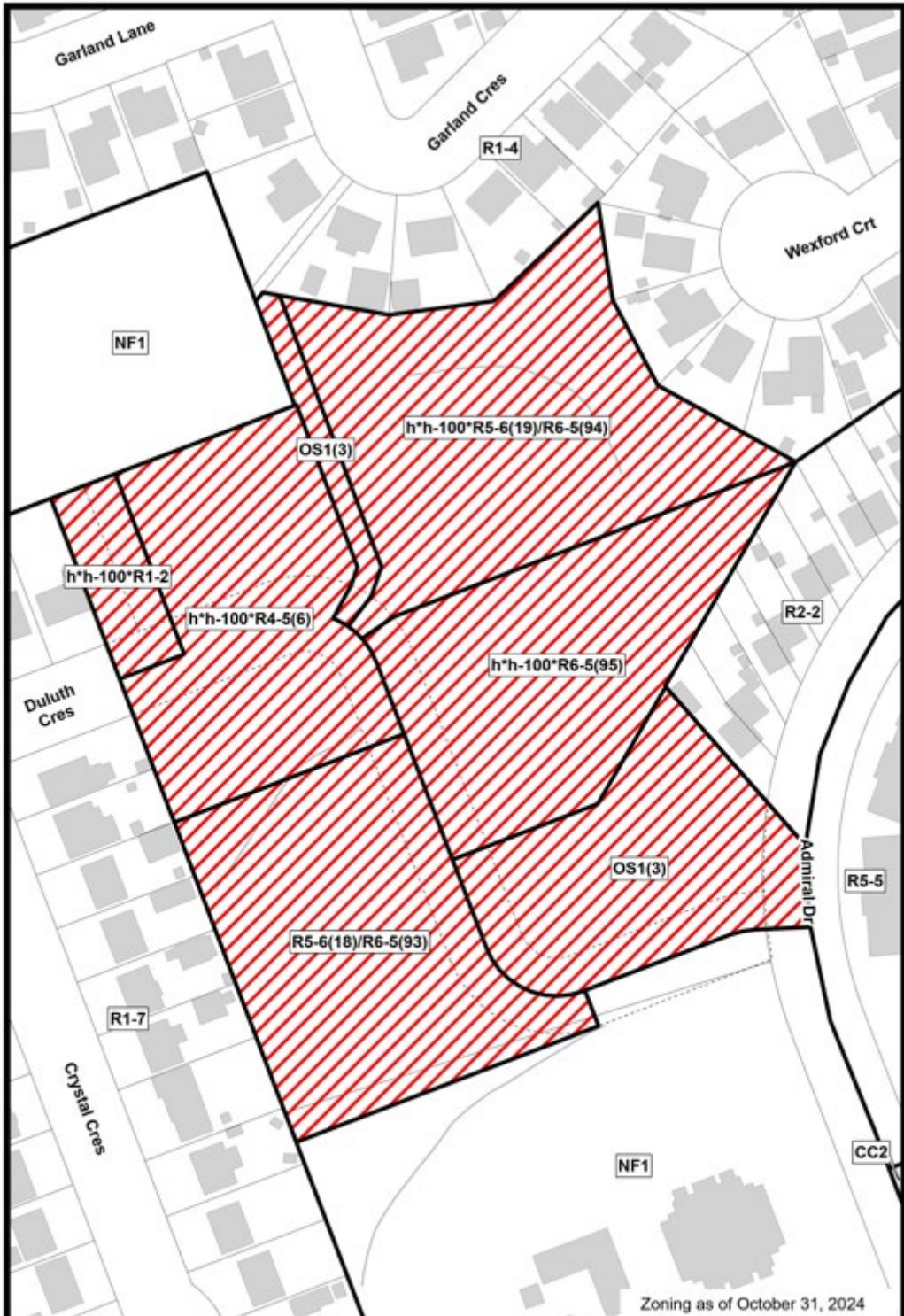
PASSED in Open Council on January 21, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 21, 2025
Second Reading – January 21, 2025
Third Reading – January 21, 2025

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



File Number: OZ-9814
Planner: IDC
Date Prepared: 2024/11/28
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

