

Bill No. 126
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 75-91 Southdale
Road East

WHEREAS this amendment to the Zoning By-law Z.-1 conforms 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 75-91 Southdale Road East, as shown on the attached
map **FROM** a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone **TO** a
Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone and a Residential R9
Special Provision/Neighbourhood Shopping Area Special Provision (R9-
7()*H25/NSA4(6)) Zone.

2. Section Number 13.4 of the Residential R9 Zone is amended by adding
the following Special Provisions:

R9-7() 75-91 Southdale Road East

a) Regulations:

- i) For the purposes of zoning, Petty Road is deemed to be the
front lot line.
- ii) Front Yard Setback (minimum) – 2.0 metres
- iii) Interior (South) Side Yard Setback (minimum) – 2.4 metres
- iv) Rear Yard Setback (minimum) – 2.4 metres
- v) Setback above the 1st storey from southerly property line – 8.0
metres
- vi) Density (maximum) – 224 units per hectare
- vii) Landscaped Open Space (minimum) – 24%
- viii) Lot Coverage (maximum) – 58%
- ix) Height (maximum) – 25.0 metres
- x) Balcony Projections in Front Yard (maximum) – 0.0 metres to
the lot line.
- xi) Canopy and Architectural Features Projection (maximum) –
0.5 metres to the lot line.
- xii) Street Orientation – the principal residential lobby entrance
shall be located on the Petty Street-facing façade.

3. 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.

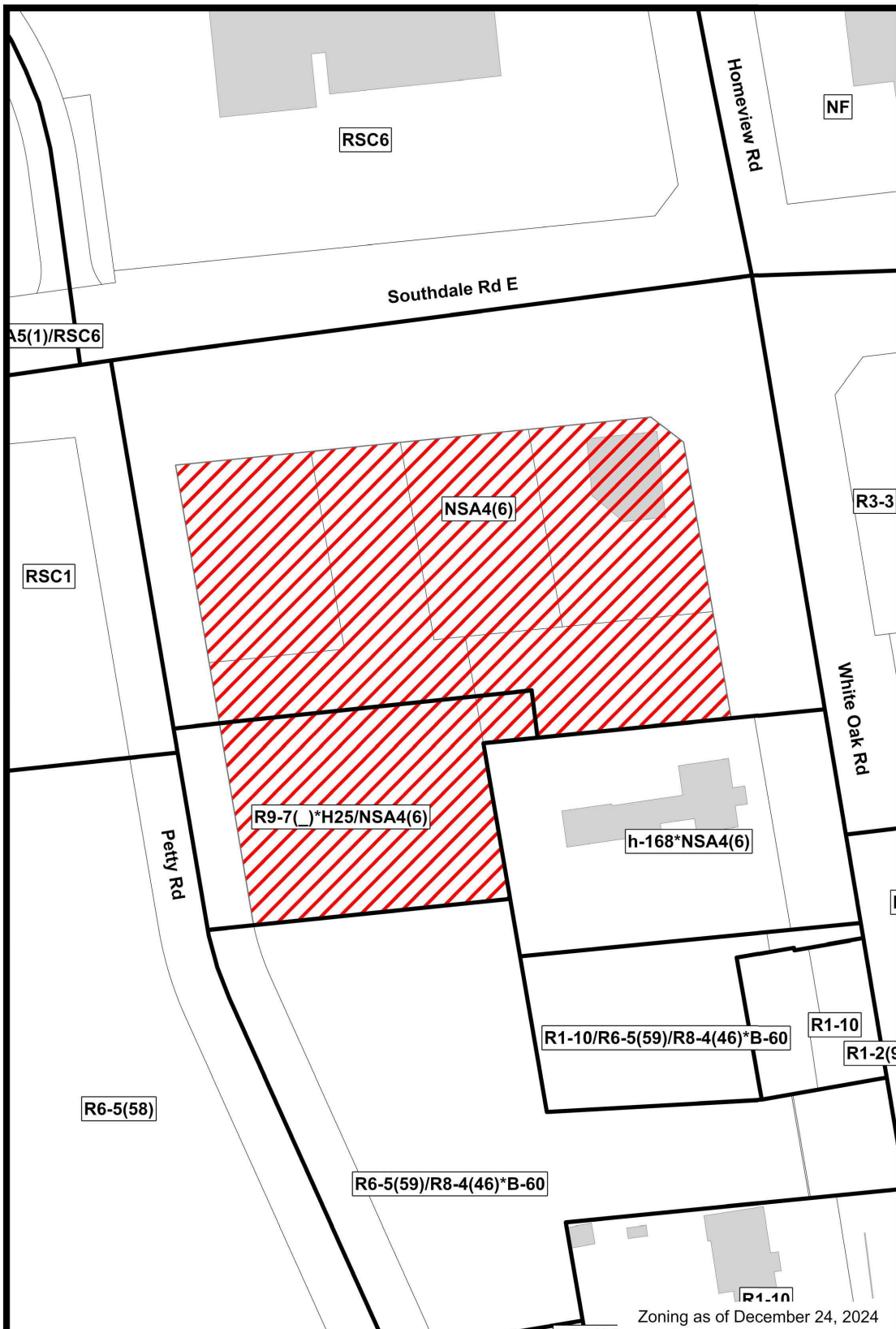
PASSED in Open Council on April 1, 2025, subject to the provisions of
PART VI.1 of the *Municipal Act, 2001*.



Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 1, 2025
Second Reading – April 1, 2025
Third Reading – April 1, 2025

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



<p>File Number: Z-25008 Planner: IDC Date Prepared: 2025/01/15 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 25 50 Meters</p> 
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