

Bill No. 127
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 415-421 Boler Road.

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 415-421 Boler Road, as shown on the attached map **FROM** a Residential R1 (R1-8) Zone **TO** a Residential R8 Special Provision (R8-4(□)*H21) Zone.
2. Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provisions:
 - R8-4(□) 415-421 Boler Road
 - a) Regulations:
 - i) For the purposes of zoning, Boler Road is deemed to be the front lot line.
 - ii) Front Yard Depth (minimum): 1.5 metres
 - iii) Exterior Side Yard Depth (minimum): 1.5 metres
 - iv) Interior Side Yard Depth Above the 4th Storey (minimum): 8.5 metres
 - v) Height (maximum): 21.0 metres
 - vi) Density (maximum): 140 units per hectare
 - vii) Balcony and Canopy Projections in Front and Exterior Side Yards (maximum): 0.0 metres to the lot line
 - viii) Long-term Bicycle Parking (minimum): 46 spaces
 - ix) Parking Setback: 0.5 metres to all lot lines
 - x) The principal building entrance shall be oriented to the corner of Boler Road and Byron Baseline Road, or Boler Road.
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.

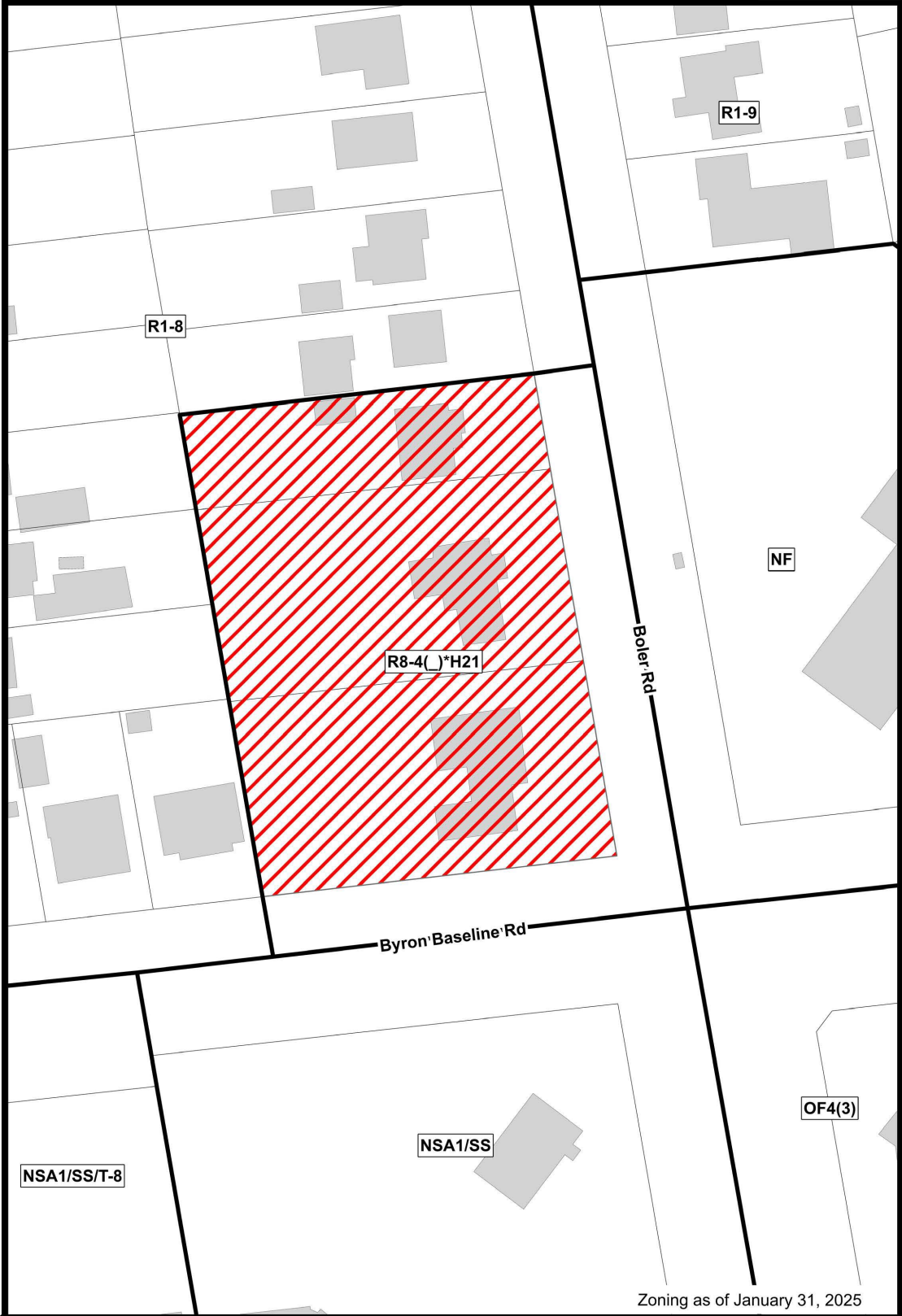
PASSED in Open Council on April 1, 2025, subject to the provisions of
PART VI.1 of the *Municipal Act, 2001*.



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-9536 Planner: MH Date Prepared: 2025/02/21 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:750</p> <p>0 25 50 Meters</p> 
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