

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 146 and 184 Exeter Road.

WHEREAS **Barry Zagdanski c/o Z-Group** has applied to rezone an area of land located at 146 and 184 Exeter Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning 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 146 and 184 Exeter Road, as shown on the attached map, **from** an Urban Reserve (UR6) Zone, a Holding Light Industrial (h-17\*LI3) Zone, and an Environmental Review (ER) Zone **to** a Holding Residential R1 Special Provision (h\*h-100\*R1-3(\_\_\_)) Zone; a Holding Residential R1 Special Provision (h\*h-100\*R1-4(\_\_\_)) Zone; a Holding Residential R1 Special Provision/Neighbourhood Facility (h\*h-100\*R1-4(\_\_\_))/NF) Zone; a Holding Residential R1 Special Provision (h\*h-100\*R1-13(\_\_\_)) Zone; a Holding Residential R4 Special Provision (h\*h-100\*R4-6(\_\_\_)) Zone; a Compound Holding Residential R5/R6 Special Provision (h\*h-100\*h-198\*R5-4(\_\_)/R6-5(\_\_)) Zone; a Compound Holding Residential R5/R6 Special Provision (h\*h-100\*h-198\*R5-4(\_\*)\_R6-5(\_\*)) Zone; an Open Space (OS1) Zone; an Open Space (OS5) Zone; and a Holding Light Industrial (h-17\*LI2/LI4/LI7) Zone.

2. Section 5.4 Residential R1 Zone is amended by adding the following Special Provision:

R1-3(\_\_\_\_) Zone Variation

- |              |     |  |                         |
|--------------|-----|--|-------------------------|
| Regulations: | i)  | Lot Frontage<br>(minimum)  | 11.0 metres (36.1 feet) |
|              | ii) | Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. |                         |

3. Section 5.4 Residential R1 Zone is amended by adding the following Special Provision:

R1-4(\_\_\_\_) Zone Variation

- |              |    |  |  |
|--------------|----|--|--|
| Regulations: | i) | Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. |  |
|--------------|----|--|--|

4. Section 5.4 Residential R1 Zone is amended by adding the following Special Provision:

R1-13(\_\_\_\_) Zone Variation

- |              |     |  |                        |
|--------------|-----|--|------------------------|
| Regulations: | i)  | Rear Yard Setback<br>(minimum)   | 6.0 metres (19.7 feet) |
|              | ii) | Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. |                        |

5. Section 8.4 Residential R4 Zone is amended by adding the following Special Provision:

R4-6(\_\_\_\_) Zone Variation

|             |    |                           |                        |
|-------------|----|---------------------------|------------------------|
| Regulation: | i) | Lot Frontage<br>(minimum) | 7.0 metres (23.0 feet) |
|-------------|----|---------------------------|------------------------|

6. Section 9.4 Residential R5 Zone is amended by adding the following Special Provisions:

R5-4(\_\_\_\_) Zone Variation

|             |    |                                   |  |
|-------------|----|-----------------------------------|--|
| Regulation: | i) | Density<br>(Minimum)<br>(Maximum) | 30 units per hectare<br>75 units per hectare |
|-------------|----|-----------------------------------|--|

R5-4(\_\*\_ ) Zone Variation

|             |     |                                   |   |
|-------------|-----|-----------------------------------|---|
| Regulation: | i)  | Density<br>(Minimum)<br>(Maximum) | 30 units per hectare<br>100 units per hectare |
|             | ii) | Height<br>(Minimum)<br>(Maximum)  | Two (2) storeys<br>Nine (9) storeys           |

7. Section 10.4 Residential R6 Zone is amended by adding the following Special Provisions:

R6-5(\_\_\_\_) Zone Variation

|             |    |                                   |  |
|-------------|----|-----------------------------------|--|
| Regulation: | i) | Density<br>(Minimum)<br>(Maximum) | 30 units per hectare<br>75 units per hectare |
|-------------|----|-----------------------------------|--|

R6-5(\_\*\_ ) Zone Variation

|             |     |                                   |   |
|-------------|-----|-----------------------------------|---|
| Regulation: | i)  | Density<br>(Minimum)<br>(Maximum) | 30 units per hectare<br>100 units per hectare |
|             | ii) | Height<br>(Minimum)<br>(Maximum)  | Two (2) storeys<br>Nine (9) storeys           |

8. 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.

9. This By-law shall come into force and be deemed to come into force in accordance with subsection 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on December 19, 2016.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading - December 19, 2016  
Second Reading – December 19, 2016  
Third Reading - December 19, 2016

[illegible]

A scale bar with markings at 0, 30, 60, 120, 180, and 240 meters. The bar is black with white markings and the word "Meters" is written at the end.

