

Bill No. 328  
2012

By-law No. Z.-1-122125

A by-law to amend By-law No. Z.-1 to change various sections of the Zoning By-law pertaining to the area known as the Near-Campus Neighbourhoods Area.

WHEREAS **The Corporation of the City of London** has applied to amend various sections of the Z.-1 Zoning By-law, pertaining to the area known as the Near-Campus Neighbourhoods Area that is generally bounded by Fanshawe Park Road/Thames River (North Branch)/Kilally Road to the north, Aldersbrook Road/Wonderland Road to the west, the Thames River (South Branch)/Dundas Street to the South, and Clark Road to the east, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 535 this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of "Parking Area" by adding the following sentence after the last sentence of the definition:

"For the purposes of this By-law, for residential uses the calculation of Parking Area Coverage will include all the areas used for Access Driveways, Aisles, Driveways, and Parking Spaces."

2. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of "Dwelling" by adding the following sentence after the last sentence of the definition of "Apartment Building":

"Within Near-Campus Neighbourhoods, as illustrated in Figure 4.36, a dwelling unit within an Apartment Building shall contain no more than three bedrooms."

3. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of "Dwelling" by adding the following sentence after the last sentence of the definition of "Converted Dwelling":

"Within Near-Campus Neighbourhoods, as illustrated in Figure 4.36, a dwelling unit within a Converted Dwelling shall contain no more than three bedrooms."

4. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of "Dwelling" by adding the following sentence after the last sentence of the definition of "Duplex Dwelling":

"Within Near-Campus Neighbourhoods, as illustrated in Figure 4.36, a dwelling unit within a Duplex Dwelling shall contain no more than three bedrooms."

5. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of "Dwelling" by adding the following sentence after the last sentence of the definition of "Fourplex Dwelling":

"Within Near-Campus Neighbourhoods, as illustrated in Figure 4.36, a dwelling unit within a Fourplex Dwelling shall contain no more than three bedrooms."

6. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of “Dwelling” by adding the following sentence after the last sentence of the definition of “Semi-Detached Dwelling”:

“Within Near-Campus Neighbourhoods, as illustrated in Figure 4.36, a dwelling unit within a Semi-Detached Dwelling shall contain no more than three bedrooms.”

7. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of “Dwelling” by adding the following sentence after the last sentence of the definition of “Stacked Townhouse”:

“Within Near-Campus Neighbourhoods, as illustrated in Figure 4.36, a dwelling unit within a Stacked Townhouse shall contain no more than three bedrooms.”

8. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of “Dwelling” by adding the following sentence after the last sentence of the definition of “Street Townhouse”:

“Within Near-Campus Neighbourhoods, as illustrated in Figure 4.36, a dwelling unit within a Street Townhouse shall contain no more than three bedrooms.”

9. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of “Dwelling” by adding the following sentence after the last sentence of the definition of “Townhouse”:

“Within Near-Campus Neighbourhoods, as illustrated in Figure 4.36, a dwelling unit within a Townhouse shall contain no more than three bedrooms.”

10. Section 2.0, Definitions, to By-law No. Z.-1 is amended by amending the definition of “Dwelling” by adding the following sentence after the last sentence of the definition of “Triplex Dwelling”:

“Within Near-Campus Neighbourhoods, as illustrated in Figure 4.36, a dwelling unit within a Triplex Dwelling shall contain no more than three bedrooms.”

11. Section 5.3(4), Regulations, to By-law No. Z.-1 is amended by replacing “R1-6” with “R1-1” after “Interior Side Yard –” in the first line.

12. Table 5.3, Residential R1 Zone Regulations for R1 Zone Variations, to By-law No. Z.-1 is amended by deleting the Minimum Interior Side Yard Depth (Line 12) regulation and replacing it with the following new Minimum Interior Side Yard Depth regulation:

Column	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
12	INTERIOR SIDE YARD DEPTH (m) MINIMUM	See Section 5.3(4)													

Column	A	P	Q	R
12	INTERIOR SIDE YARD DEPTH (m) MINIMUM	See Section 5.3(4)		

13. Table 5.3, Residential R1 Zone Regulations for R1 Zone Variations, to By-law No. Z.-1 is amended by adding the following new Minimum Landscaped Open Space regulation as Line 13 to Table 5.3 and subsequently renumbering lines 13, 14, 15, 16, and 17 accordingly:

Column	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
13	LANDSCAPED OPEN SPACE (%) MINIMUM	30		35				40				45	30		50

Column	A	P	Q	R
13	LANDSCAPED OPEN SPACE (%) MINIMUM	55	65	65

14. Table 5.3, Residential R1 Zone Regulations for R1 Zone Variations, to By-law No. Z.-1 is amended by deleting the Maximum Parking Area Coverage regulation and replacing it with the following new Maximum Parking Area Coverage regulation:

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
PARKING AREA COVERAGE (%) MAXIMUM	25													

A	P	Q	R
PARKING AREA COVERAGE (%) MAXIMUM	20	15	15*****

15. Table 6.3, Residential R2 Zone Regulations for R2 Zone Variations, to By-law No. Z.-1 is amended by adding a new Minimum Landscaped Open Space regulation as Line 13 to Table 6.3 and subsequently renumbering lines 13, 14, 15, and 16 accordingly.

Column	A	B	C	D	E	F	G	H	I	J
13	LANDSCAPED OPEN SPACE (%) MINIMUM	30			35	25	30			35

Column	K	L	M	N	O	P	Q	R	S	T
13	LANDSCAPED OPEN SPACE (%) MINIMUM	20	25	30	20	30	30	25	30	

16. Table 6.3, Residential R2 Zone Regulations for R2 Zone Variations, to By-law No. Z.-1 is amended by deleting the Maximum Parking Area Coverage regulation and replacing it with the following new Maximum Parking Area Coverage regulation:

A	B	C	D	E	F	G	H	I	J
PARKING AREA COVERAGE (%) MAXIMUM	25				30				

A	K	L	M	N	O	P	Q	R	S	T
PARKING AREA COVERAGE (%) MAXIMUM	35						25	30		
							See Section 6.3.3.(c)			

17. Table 7.3, Residential R3 Zone Regulations for R3 Zone Variations, to By-law No. Z.-1 is amended by deleting the Minimum Landscaped Open Space regulations and replacing it with the following new Minimum Landscaped Open Space regulations:

A	B	C	D	E	F	G	H	I	J
LANDSCAPED OPEN SPACE (%) MINIMUM	30		35	25	30	35	20	25	30

A	K	L	M	N	O	P	Q	R	S	T	U
LANDSCAPED OPEN SPACE (%) MINIMUM	20	30	30	20	30	30	30				

18. Table 7.3, Residential R3 Zone Regulations for R3 Zone Variations, to By-law No. Z.-1 is amended by deleting the Maximum Parking Area Coverage regulation and replacing it with the following new Maximum Parking Area Coverage regulation:

A	B	C	D	E	F	G	H	I	J
PARKING AREA COVERAGE (%) MAXIMUM	25			30			35		

A	K	L	M	N	O	P	Q	R	S	T	U
PARKING AREA COVERAGE (%) MAXIMUM	35			35	30	35	25	25	30	30	30
							See Section 7.3.4.(d)				See Section 7.3.4.(d)

19. Section 4.19, Parking, to By-law No. Z.-1 is amended by adding the following sentence after words “road allowance” of paragraph 4.19.4c)(a):

“and provided that no part of any rear yard parking area shall be located closer than 3.0 metres (9.8 feet) from the rear lot line and 3.0 metres (9.8 feet) from any one side lot line except where access to a rear yard parking area is obtained by a lane in which case no part of any rear yard parking area shall be located closer than 3.0 metres (9.8 feet) from each side lot line; and,”

20. Section 4, General Provisions, to By-law No. Z.-1 is amended by adding the map entitled *Figure 4.36 – Near Campus Neighbourhoods Area*, attached hereto, as Schedule “A”:

21. 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.

22. This By-law shall come into force and be deemed to come into force in accordance with Section 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 July 24, 2012.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 24, 2012  
Second Reading – July 24, 2012  
Third Reading – July 24, 2012

Schedule "A"  
Figure 4.36

