

Bill No. 125  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 6019 Hamlyn Street.

WHEREAS Sifton Properties Ltd. has applied to rezone an area of land located at 6019 Hamlyn Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning 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 the middle portion of the lands located at 6019 Hamlyn Street, as shown on the attached map comprising part of Key Map No. A.114, FROM an Urban Reserve (UR4) Zone, a Holding Urban Reserve (h-2\*UR4) Zone, and an Environmental Review (ER) Zone, TO a Holding Residential R1 Special Provision (h\*h-100\*R1-3(\_)) Zone, a Holding Residential R1/R4 Special Provision (h\*h-100\*R1-3(\_)/R4-3(\_)) Zone, a Holding R4/R5/R6/R7/R8 Special Provision (h\*h-100\*R4-3(\_)/R5-7(\_)/R6-5(\_)/R7(\_)\*D75\*H20/R8-4(\_)) Zone, a Open Space Special Provision (OS1(3)) Zone; and a Open Space (OS5) Zone;

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

R1-3(\_)

a) Regulations:

- |      |   |                |
|------|---|----------------|
| i)   | Garage Front Yard Depth<br>(minimum)  | 5.5 m (18 ft.) |
| ii)  | Lot Coverage<br>(maximum)   | 45%            |
| iii) | 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 Number 8.4 of the Residential R4 Zone is amended by adding the following Special Provision:

R4-3(\_)

a) Regulations:

- |      |   |              |
|------|---|--------------|
| i)   | Lot Frontage<br>(minimum)   | 6.7m (22 ft) |
| ii)  | Lot Coverage<br>(maximum)   | 50%          |
| iii) | 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 Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provision:

R5-7(\*)

- a) Regulation[s]
  - i) Front & Exterior side Yard Depth to Main Building (minimum) 3 metres (9.84 feet)
  - ii) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres (19.68 feet)
  - iii) Lot Coverage (maximum) 50%
  - iv) 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
  - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets

5. Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provision:

R6-5(□)

- a) Regulation[s]
  - i) Front & Exterior side Yard Depth to Main Building (minimum) 3 metres (9.84 feet)
  - ii) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres (19.68 feet)
  - iii) Lot Coverage 50% (maximum)
  - iv) 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
  - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets

6. Section Number 11.4 of the Residential R7 (R7) Zone is amended by adding the following Special Provision:

R7(\*)

- a) Regulation[s]
  - i) Front & Exterior side Yard Depth to Main Building (minimum) 3 metres (9.84 feet)
  - ii) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres (19.68 feet)
  - iii) The front face and primary entrance of dwellings shall be oriented to adjacent streets

7. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(\*)

- a) Regulation[s]

|   |                         |
|---|-------------------------|
| Front & Exterior side Yard Depth to Main Building (minimum) | 3 metres<br>(9.84 feet) |
|---|-------------------------|
  
- ii) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres  
(19.68 feet)
  
- iii) Height (maximum) 20 metres  
(65.62 feet)  
(6-storeys)
  
- vi) The front face and primary entrance of dwellings shall be oriented to adjacent streets

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.

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. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

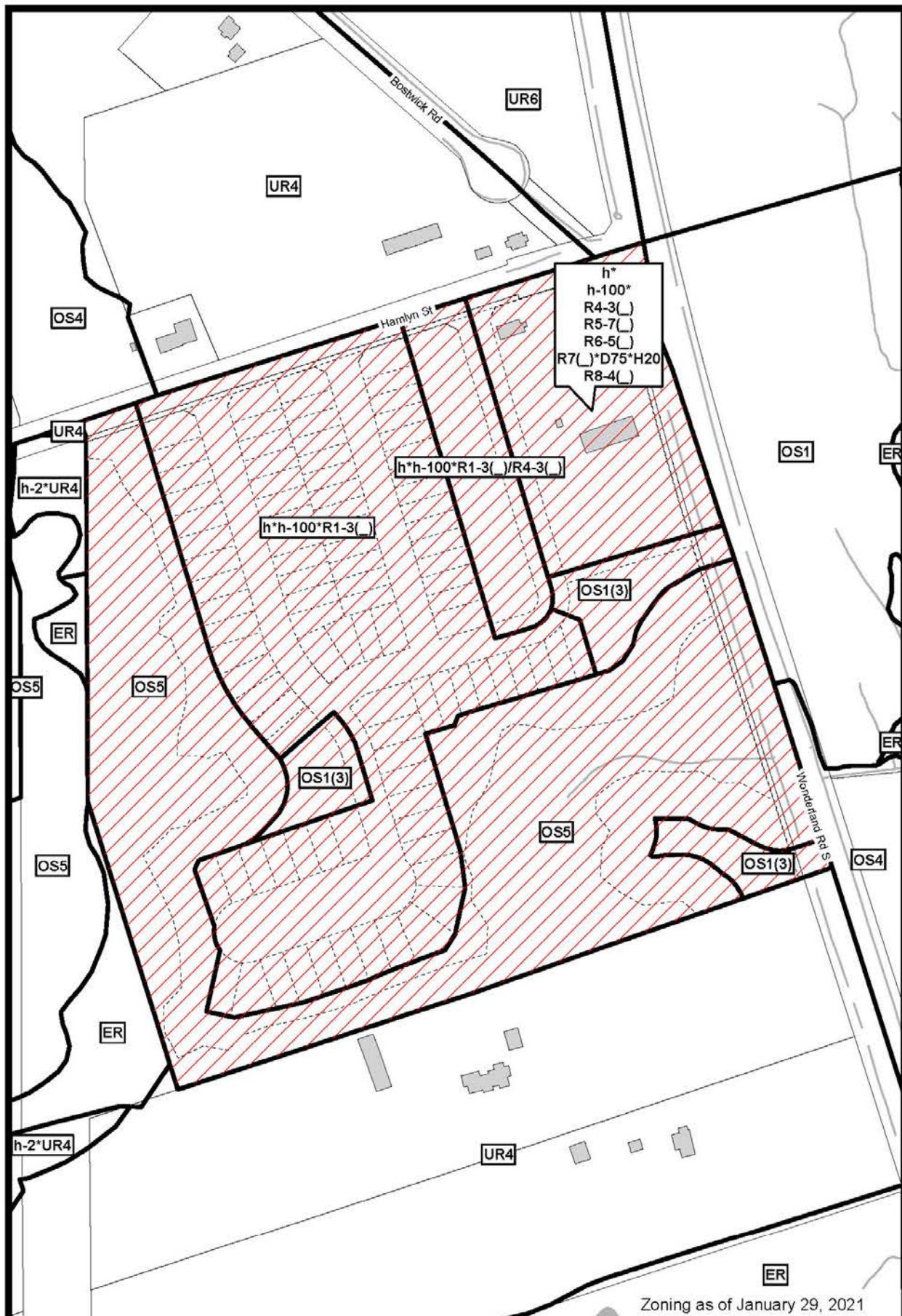
PASSED in Open Council on March 23, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 23, 2021  
Second Reading – March 23, 2021  
Third Reading – March 23, 2021

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



File Number: Z-8960  
 Planner: MC  
 Date Prepared: 2021/02/09  
 Technician: rc  
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

