

Bill No. 380
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 180 – 186
Commissioners Road West.

WHEREAS 180 Commissioners Road Inc. has applied to rezone an area of land located at 180 – 186 Commissioners Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 180 – 186 Commissioners Road West, as shown on the attached map comprising part of Key Map No. A107, from a Residential R1 (R1-9) TO a Residential R9 Special Provision (R9-4()) Zone.

2. Section Number 13.4 of the Residential R9 (R9-4) Zone is amended by adding the following Special Provision:

R9-4() 180 – 186 Commissioners Road West

a) Regulations:

- i) The front lot line is deemed to be Commissioners Road West.
- ii) Front Yard Depth (Minimum): 1.0 metres (3.28 feet)
- iii) Front Yard Depth (Maximum): 3.0 metres (9.84 feet)
- iv) Interior Yard Depth (Minimum): 7.1 metres (23.29 feet)
- v) Exterior Side Yard Depth (Minimum): 5.4 metres (17.72 feet)
- vi) Height (Maximum): 14.0 metres (45.93 feet)
- vii) Density (Maximum): 105 units per hectare
- viii) Parking (Minimum): 1 space per unit
- ix) Yard Encroachment for balconies from Commissioners Road West (Maximum):
1.5m (4.92 feet) provided the projection is no closer than 0.5 metres (1.64 feet) to the lot lines
- x) The as-of-right bonusing permitted in Table 13.3, Row 16, shall not apply

3. 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.

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

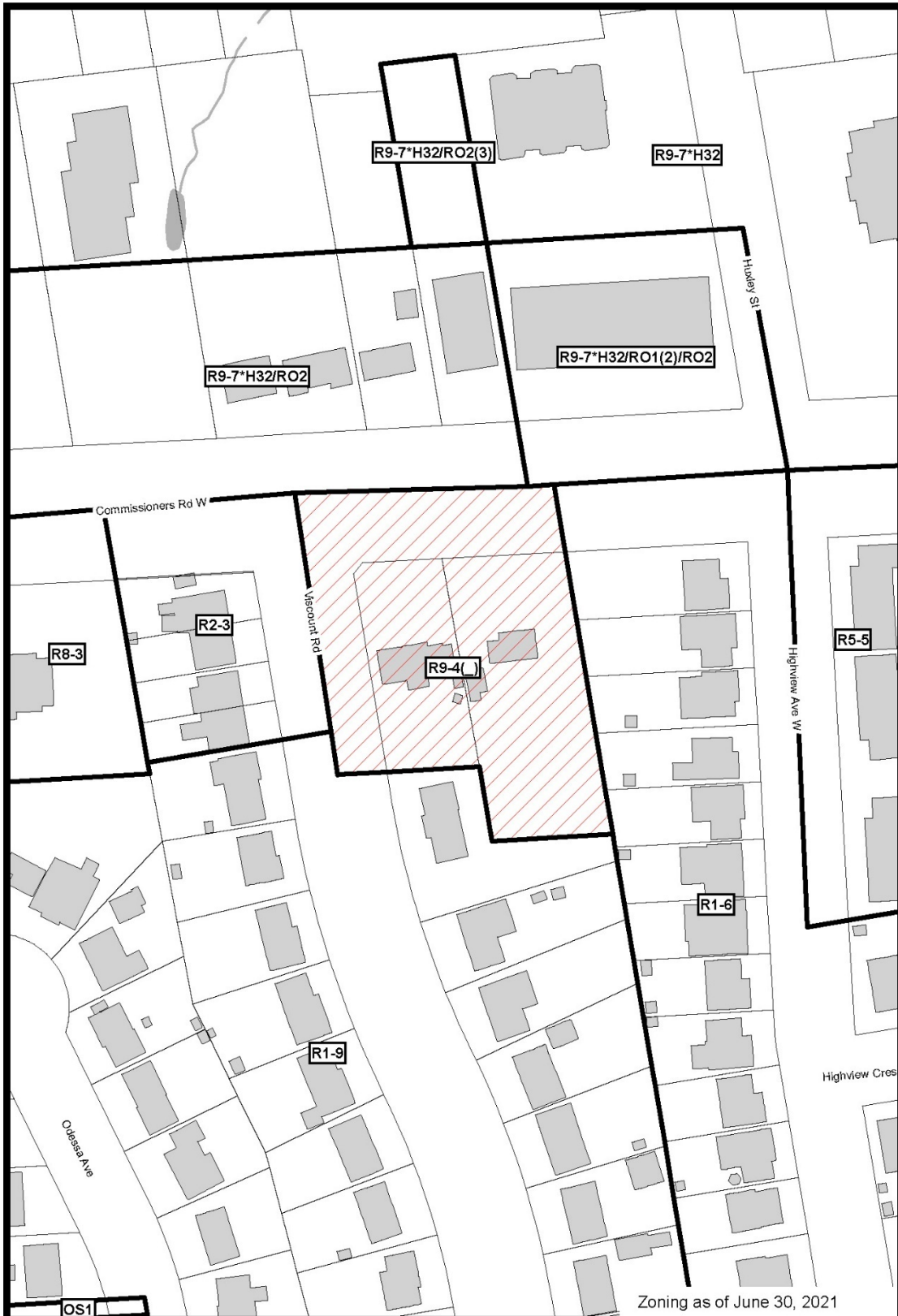
PASSED in Open Council on August 10, 2021.


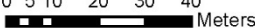

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – August 10, 2021
Second Reading – August 10, 2021
Third Reading – August 10, 2021

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



<p>File Number: Z-9317 Planner: BD Date Prepared: 2021/07/07 Technician: rc By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,250</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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