

Bill No. 511
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 14 Gideon Drive and 2012 Oxford Street West.

WHEREAS 2515060 & 2539427 Ontario Inc. has applied to rezone an area of land located at 14 Gideon Drive and 2012 Oxford Street West, 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 lands located at 14 Gideon Drive and 2012 Oxford Street West, as shown on the attached map, comprising part of Key Map No. 105 FROM a Urban Reserve UR1 Zone, TO a Holding Residential (h*h-65*h-100*R1-2) Zone Holding Residential Special Provision (h*h-65*h-100*R6-5()/R8-4()) Zone, Open Space (OS1) and an Open Space (OS5) Zone.

2) Section Number 10.4 of the Residential R6 Zone is amended by adding the following special provision

R6-5()

a) Regulations:

i) Dwelling Setback from up to 6 metres
along Oxford Street West
and Gideon to ensure the
buildings are street-oriented
(Maximum)

3) Section Number 12.4 of the Residential R8 Zone is amended by adding the following special provision:

R8-4()

a) Permitted Uses:

i) Apartment buildings;
ii) Lodging house class 2;
iii) Stacked townhouse dwellings

b) Regulations:

ii) Height 16 metres (4 storeys)
(Maximum)

iii) Dwelling Setback from up to 6 metres
along Oxford Street West
and Gideon to ensure the
buildings are street-oriented
(Maximum)

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.

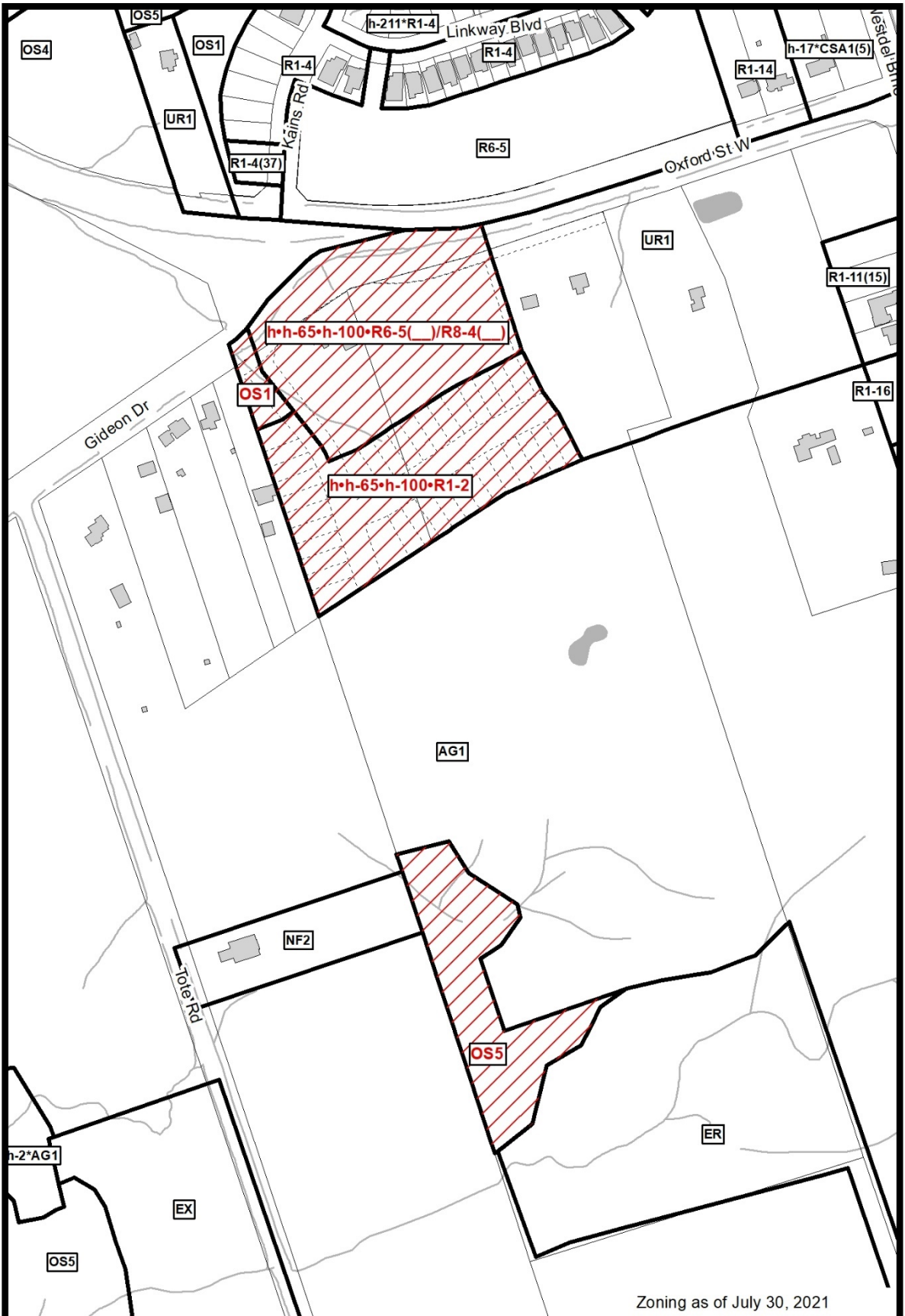
PASSED in Open Council on October 26, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 26, 2021
Second Reading – October 26, 2021
Third Reading – October 26, 2021

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



Zoning as of July 30, 2021

File Number: 39T-21501
 Planner: SM
 Date Prepared: 2021/09/29
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,500

0 15 30 60 90 120
 Meters

