

Bill No. 202
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1521 Sunningdale Road West and 2631 Hyde Park Road.

WHEREAS Auburn Developments Inc. has applied to rezone an area of land located at 1521 Sunningdale Road West and 2631 Hyde Park Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ____ this rezoning will conform 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 1521 Sunningdale Road West and 2631 Hyde Park Road, as shown on the attached map, **FROM** a Holding Open Space (h-5-h-21-OS3) Zone, **TO** a Holding Residential R1 (h-h-100-h-149-h-_-R1-3) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-2-h-100-h-110-h-149-h-_-R1-3/R4-6(*)) Zone; a Holding Residential R1 (h-h-100-h-149-h-_-R1-10) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-110-h-149-h-_-R1-3/R4-6(*)) Zone; a Holding Residential R4/Residential R5/Residential R6 Special Provision (h-h-5-h-53-h-100-h-110-h-149-h-_-R4-6(*)/R5-5(*)/R6-5(*)) Zone; a Holding Residential R4/ Residential R5/ Residential R6/ Residential R7/ Residential R8, Restricted Office Special Provision (h-h-5-h-53-h-100-h-110-h-149-h-_-R4-6(*)/R5-5(*)/R6-5(*)/R7-H13-D75(*)/R8-4-H13-D75(*)/RO1(*)/RO2(*)) Zone; a Holding Open Space, Residential R4/ Residential R5/ Residential R6 Special Provision (h-h-5-h-53-h-100-h-110-h-149-h-_-OS1//R4-6(*)/R5-5(*)/R6-5(*)) Zone; an Open Space (OS1) Zone; an Open Space (h-222-OS1) Zone; and an Open Space (h-222-OS5) Zone.
- 2) Section Number 8.4 of the Residential R4 Zone is amended by adding the following special provision:

R4-6()

a)

Regulations

- | | | |
|------|--|------------|
| i) | Lot Frontage (minimum) | 6.7 metres |
| ii) | Front Yard Depth
For Buildings adjacent
to a Local Street (minimum) | 4.5 metres |
| iii) | Front Yard Depth
For Buildings adjacent to
to a Local Street (maximum) | 6.0 metres |
| iv) | Front Yard Depth
For Buildings adjacent
to an Arterial (minimum) | 1.0 metres |
| v) | Front Yard Depth
For Buildings adjacent
to an Arterial (maximum) | 6.0 metres |
| vi) | 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 9.4 of the Residential R5 Zone is amended by adding the following special provision:

R5-5()

- a) Regulations
- i) Front Yard Depth 4.5 metres
For Buildings adjacent to a Local Street (minimum)
 - ii) Front Yard Depth 6.0 metres
For Buildings adjacent to a Local Street (maximum)
 - iii) Front Yard Depth 1.0 metres
For Buildings adjacent to an Arterial (minimum)
 - iv) Front Yard Depth 6.0 metres
For Buildings adjacent to an Arterial (maximum)
 - v) 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 10.4 of the Residential R6 Zone is amended by adding the following special provision:

R6-5()

- a) Regulations
- i) Front Yard Depth 4.5 metres
For Buildings adjacent to a Local Street (minimum)
 - ii) Front Yard Depth 6.0 metres
For Buildings adjacent to a Local Street (maximum)
 - iii) Front Yard Depth 1.0 metres
For Buildings adjacent to an Arterial (minimum)
 - iv) Front Yard Depth 6.0 metres
For Buildings adjacent to an Arterial (maximum)
 - v) 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 Number 11.4 of the Residential R7 Zone is amended by adding the following special provision:

R7()

- a) Regulations
- i) Front Yard Depth 4.5 metres
For Buildings adjacent to a Local Street (minimum)
 - ii) Front Yard Depth 6.0 metres
For Buildings adjacent to a Local Street (maximum)
 - iii) Front Yard Depth 1.0 metres
For Buildings adjacent to an Arterial (minimum)
 - iv) Front Yard Depth 6.0 metres
For Buildings adjacent to an Arterial (maximum)

- v) 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.
- 6) Section Number 12.4 of the Residential R8 Zone is amended by adding the following special provision:

R8-4()

- a) Regulations
 - i) Front Yard Depth 4.5 metres
For Buildings adjacent to a Local Street (minimum)
 - ii) Front Yard Depth 6.0 metres
For Buildings adjacent to a Local Street (maximum)
 - iii) Front Yard Depth 1.0 metres
For Buildings adjacent to an Arterial (minimum)
 - iv) Front Yard Depth 6.0 metres
For Buildings adjacent to an Arterial (maximum)
 - v) 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.

- 7) Section Number 18.4 of the Restricted Office Zone is amended by adding the following special provision:

RO1()

- a) Regulations
 - i) Office uses restricted to location within an apartment building

- 8) Section Number 18.4 of the Restricted Office Zone is amended by adding the following special provision:

RO2()

- a) Regulations
 - i) Office uses restricted to location within an apartment building

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.

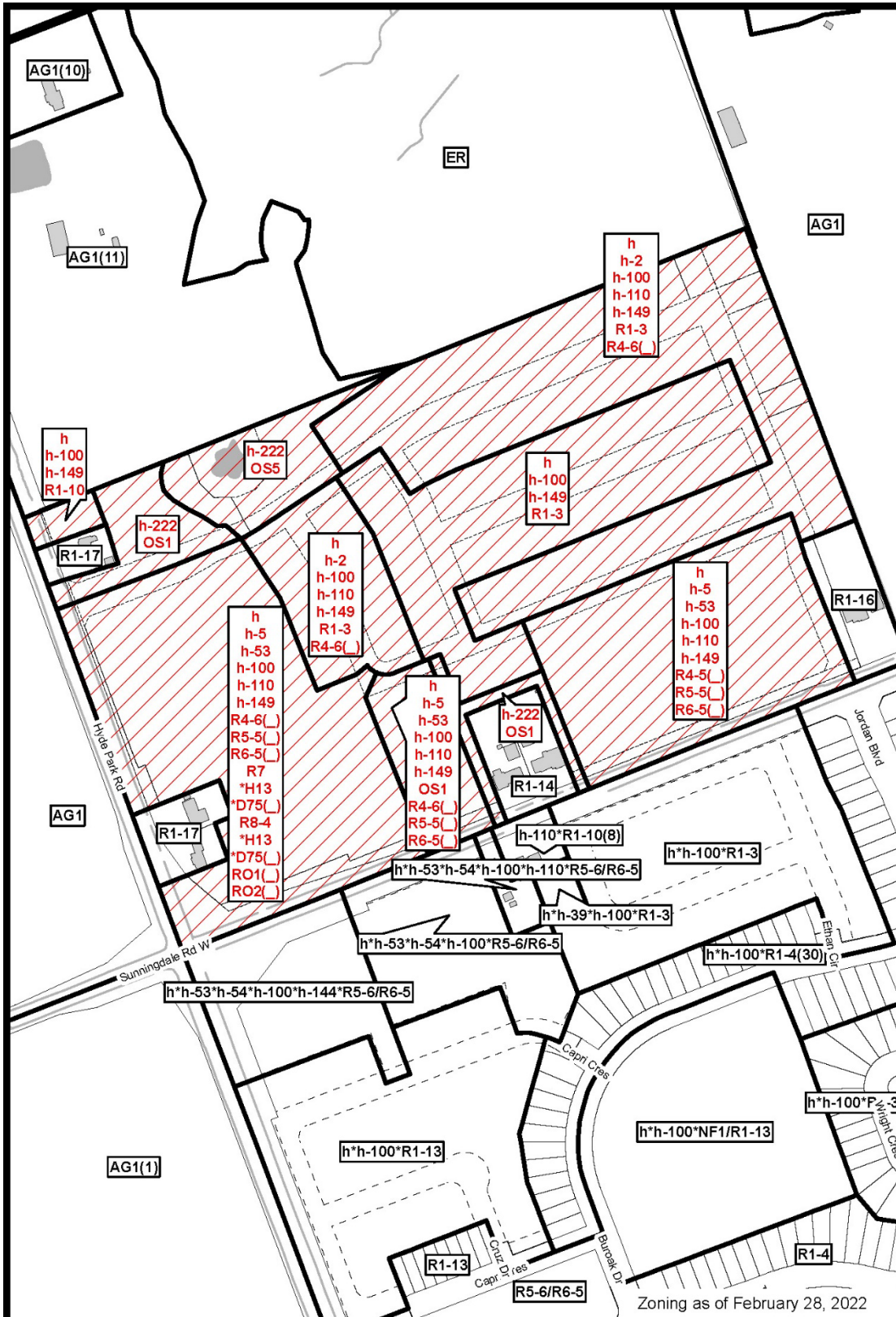
PASSED in Open Council on May 3, 2022

Josh Morgan
Deputy Mayor

Michael Schulthess
City Clerk

First Reading – May 3, 2022
Second Reading – May 3, 2022
Third Reading – May 3, 2022

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



Zoning as of February 28, 2022

File Number: Z-9440/39T-21506
 Planner: MJ
 Date Prepared: 2022/03/24
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,750

0 15 30 60 90 120
 Meters

