

Bill No. 182  
2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1120-1126 Oxford Street East and 2 & 6 Clemens Street.

WHEREAS 2863382 Ontario Inc. c/o Royal Premier Developments. has applied to rezone an area of land located at 1120-1126 Oxford Street East and 2 & 6 Clemens 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 lands located at 1120-1126 Oxford Street East and 2 & 6 Clemens Street, as shown on the attached map comprising part of Key Map No. A103, **FROM** a Residential R2/Office Conversion (R2-2/OC5) Zone and a Residential R1 (R1-6) Zone **TO** a Residential R9 Special Provision (R9-7(\_)\*H34) Zone.

2) Section Number 13.4 of the Residential R9 Zone is amended by adding the following Special Provisions:

R9-7(\_) 1120-1126 Oxford Street East and 2 & 6 Clemens Street

a) Regulations

- |       |   |   |
|-------|---|---|
| i)    | Front and Exterior Side Yard Depth (Minimum)  | 1.8 metres  |
| ii)   | Front and Exterior Side Yard Depth (Maximum)  | 6.0 metres  |
| iii)  | Setback to the Sight Triangle (Minimum)   | 0.0 metres  |
| iv)   | Rear Yard Depth (Minimum)   | 20.0 metres for the first 4 storeys; 21.0 metres for the 5 <sup>th</sup> and 6 <sup>th</sup> storeys; and 1.0 metre for each 1.0 metre of building height beyond the 6 <sup>th</sup> storey |
| v)    | Interior Side Yard Depth For the First 5 Storeys (Minimum)                            | 1.5 metres for the first 26.0 metres of lot depth where there are no windows to habitable rooms   |
| vi)   | Interior Side Yard Depth For the 6 <sup>th</sup> to 8 <sup>th</sup> Storeys (Minimum) | 3.5 metres for the first 26.0 metres of lot depth   |
| vii)  | Interior Side Yard Depth Above the 8 <sup>th</sup> Storey (Minimum)                   | 9.0 metres for the first 26.0 metres of lot depth   |
| viii) | Interior Side Yard Depth for All Other Portions of the Building (Minimum)             | 9.0 metres beyond 26.0 metres of lot depth  |
| ix)   | Density (Maximum)   | 415 UPH   |

x)	Unit Size (Minimum)	44.6 square metres for a one- bedroom unit
xi)	Lot Coverage (Maximum)	40%

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.

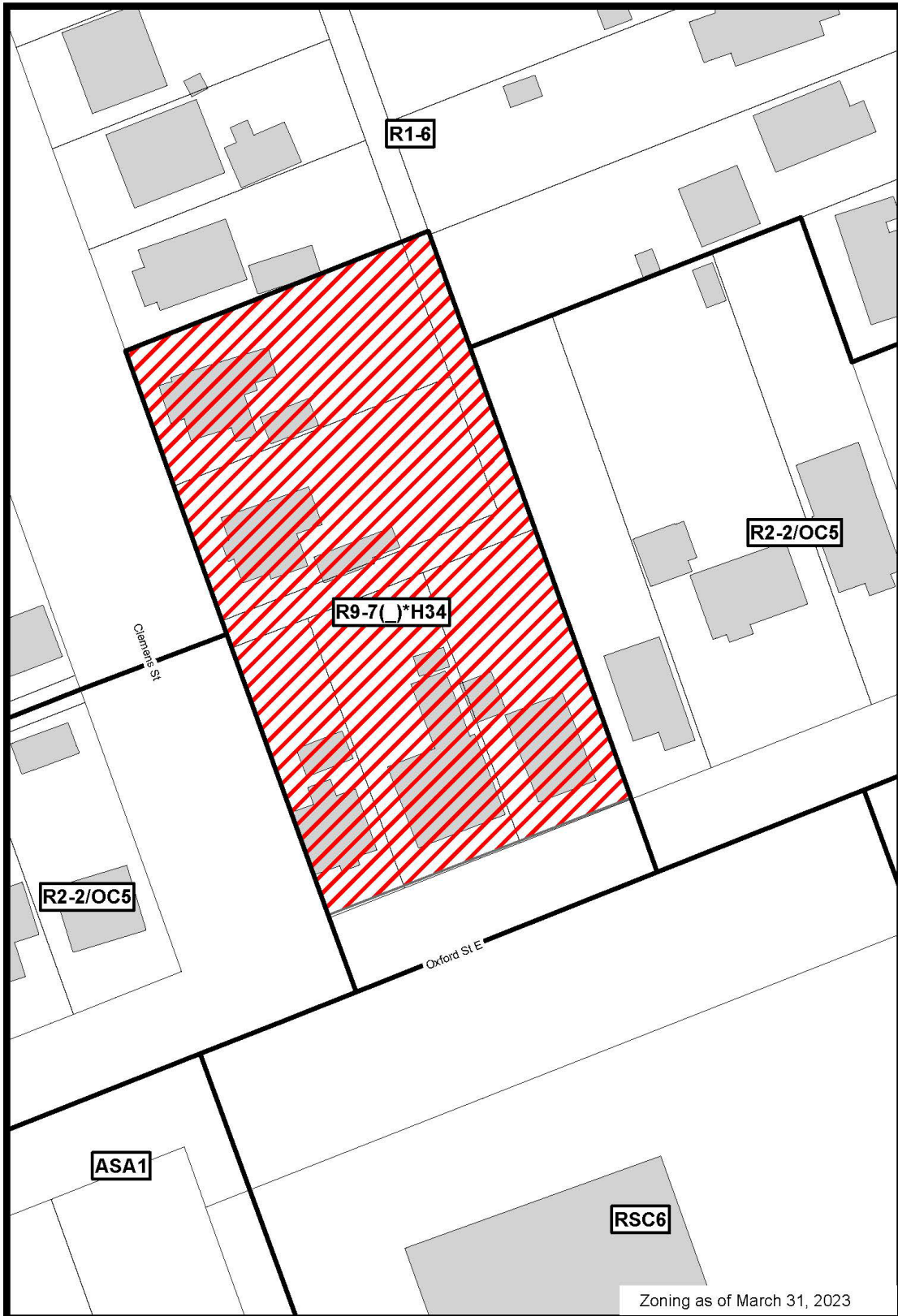
PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

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



Zoning as of March 31, 2023

**File Number:** Z-9560  
**Planner:** CM  
**Date Prepared:** 2023/4/20  
**Technician:** JI  
**By-Law No:** Z.-1-

**SUBJECT SITE** 

1:600

0 3 6 12 18 24 Meters

