

Legacy Village (Block 16)

Bill No.(number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 850 Highbury Avenue North

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 a portion of the lands located at 850 Highbury Avenue North (comprising *Legacy Village Block 16*) as shown on the attached map comprising part of Key Map No. A108, **FROM** a Regional Facility (RF) Zone **TO** a Holding Residential R9 Special Provision (h-*)•R9-7(*)•D320) Zone.
2. Section Number 13.4 of the R9 Zone is amended by adding the following Special Provisions:

R9-7(*) 850 Highbury Avenue North (TOC – Policy Area 1)

a) Additional Permitted Uses:

- i) The permitted uses of the BDC Zone variation shall be permitted within a mixed-use Apartment Building. The maximum gross floor area for these additional permitted uses shall be in accordance with applicable regulations in Section 25.3 of Zoning By-law Z.-1.
- ii) Buildings located directly adjacent to Oxford Street East and Highbury Avenue North, shall include active uses such as commercial/retail, office uses, and indoor lobbies and amenity areas on those portions of the ground floor that are oriented towards Oxford Street East and Highbury Avenue North.

b) Regulations:

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|------|---------------------------------------|------------------------------------|
| i) | Height (Minimum) | The lesser of 3-storeys or 9.0m. |
| ii) | Height (Maximum) | The lesser of 22-storeys or 75.0m. |
| iii) | Front & Exterior Yard Depth (Minimum) | 3.0m |
| iv) | Rear & Interior Yard Depth (Minimum) | 3.0m |

- v) Lot Coverage (Maximum) 40%
- vi) Notwithstanding Section 4.19 (4), a parking area shall be located no closer than 1.5m from the east lot line.
- vii) Notwithstanding Section 4.27, balconies on an apartment building may be permitted to encroach up to 1.5 metres into the required front and exterior side yard.
- viii) Notwithstanding anything to the contrary, Oxford Street East shall be deemed to be the front lot line.

3. Section Number 3.8 2) pertaining to Holding “h” Zones is amended by adding the following Holding Provisions:

h-(*) Purpose: To ensure that new development is designed and approved in general conformity with the applicable urban design guidelines and policies of the London Psychiatric Hospital Secondary Plan (LPHSP), the Site Plan Application shall demonstrate conformity with the policies and, following a public site plan review, a development agreement shall be entered into to ensure the resulting built form and site layout is implemented to the satisfaction of the City of London prior to the removal of the h-(*) symbol.

Permitted Interim Uses: Existing Uses

h-() Purpose:** To ensure that new development exceeding the Standard Maximum Height outlined in Table 1 of the London Psychiatric Hospital Secondary Plan (LPHSP) meets the criteria outlined in the applicable LPHSP designation for the site, the Site Plan Application shall demonstrate that the criteria specified in the policies for the designation have been met and a development agreement entered into to ensure the resulting built form and site layout is implemented to the satisfaction of the City of London prior to the removal of the h-(**) symbol.

Permitted Interim Uses: Any new development which is at or below the applicable Standard Maximum Height as per Table 1 of the London Psychiatric Hospital Secondary Plan.

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 XXXX XX, 2024

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – XXXX XX, 2024
Second Reading – XXXX XX, 2024
Third Reading – XXXX XX, 2024

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