



London
CANADA

1364-1408 Hyde Park Road



OZ-9635

PEC – September 18, 2023

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- Fronts on Hyde Park between Sarnia and Gainsborough
- Abuts Canterbury Park
- 1.35ha
- 133m of frontage



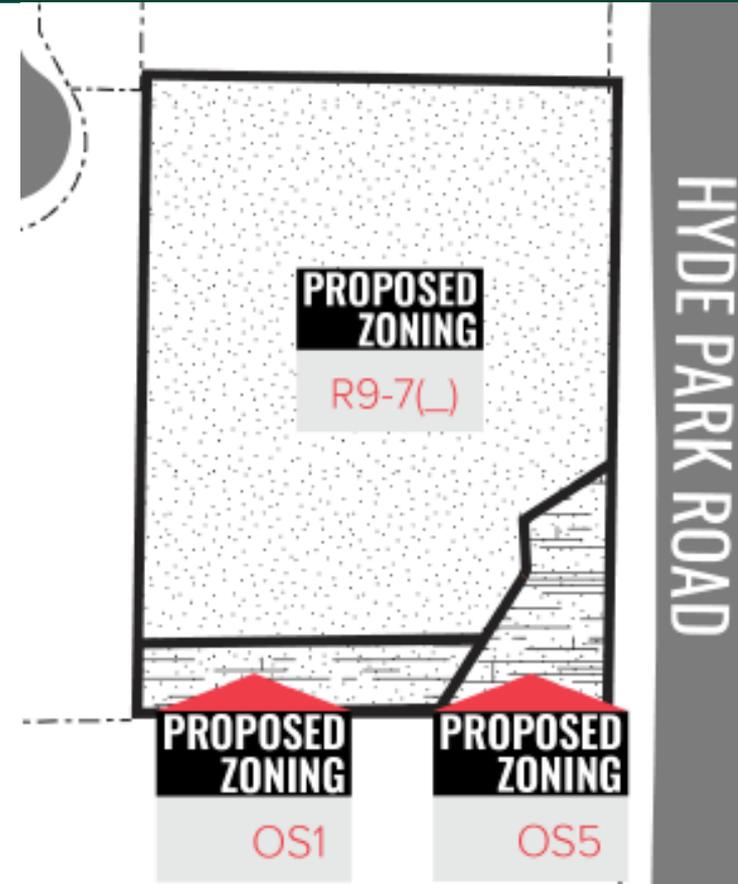


OPA - Requested

- Requested Specific Policy to Apply to the Lands
 - *A maximum height of 7-storeys for the portion of the lands within 55 metres of the shared property line with the adjacent Park/SWM block to the south of the site*
- Recommendation: Approval

ZBA request

- **FROM** Urban Reserve UR3 Zone
- **TO** Residential R9 Special Provision (R9-7(_)) Zone and two Open Space (OS1 and OS5) Zones.
- Recommendation - Approval





Requested Special Provisions

- Additional Uses – Cluster Townhouses and Cluster Stacked Townhouses
- Setbacks – 2.0m for all yard (exception 6.0m where habitable rooms abut residential, 0.0 abutting the OS5 (drainage feature))
- Parking – 0.3 space per apartment unit



Requested Special Provisions

- Height:
 - Within 55m of South Zone Boundary: 24.0m
 - Within 40m of Hyde Park Road, beyond 55m of the South Zone Boundary: 21.0m
 - Remaining Lands within the Zone: 12.0m
- One additional special provision drafted to remove the requirements for minor variance in instances where the lands are severed in future.
- Recommendation for all special provisions: Approval

