

Bill No. 344  
2023

By-law No. C.P.-1512( )-\_\_\_

A by-law to amend The Official Plan for the  
City of London, 2016 relating to 1364-1408  
Hyde Park Road

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. \_\_\_ to The Official Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on September 26, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – September 26, 2023  
Second Reading – September 26, 2023  
Third Reading – September 26, 2023

**AMENDMENT NO.  
to the  
OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas - of the City of London to permit a seven-storey apartment building on the subject lands.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 1364-1408 Hyde Park Road in the City of London.

**C. BASIS OF THE AMENDMENT**

The site-specific amendment would allow for an apartment building seven-storeys in height as it is contextually appropriate.

**D. THE AMENDMENT**

The Official Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of Official Plan, The Official Plan, for the City of London is amended by adding the following:

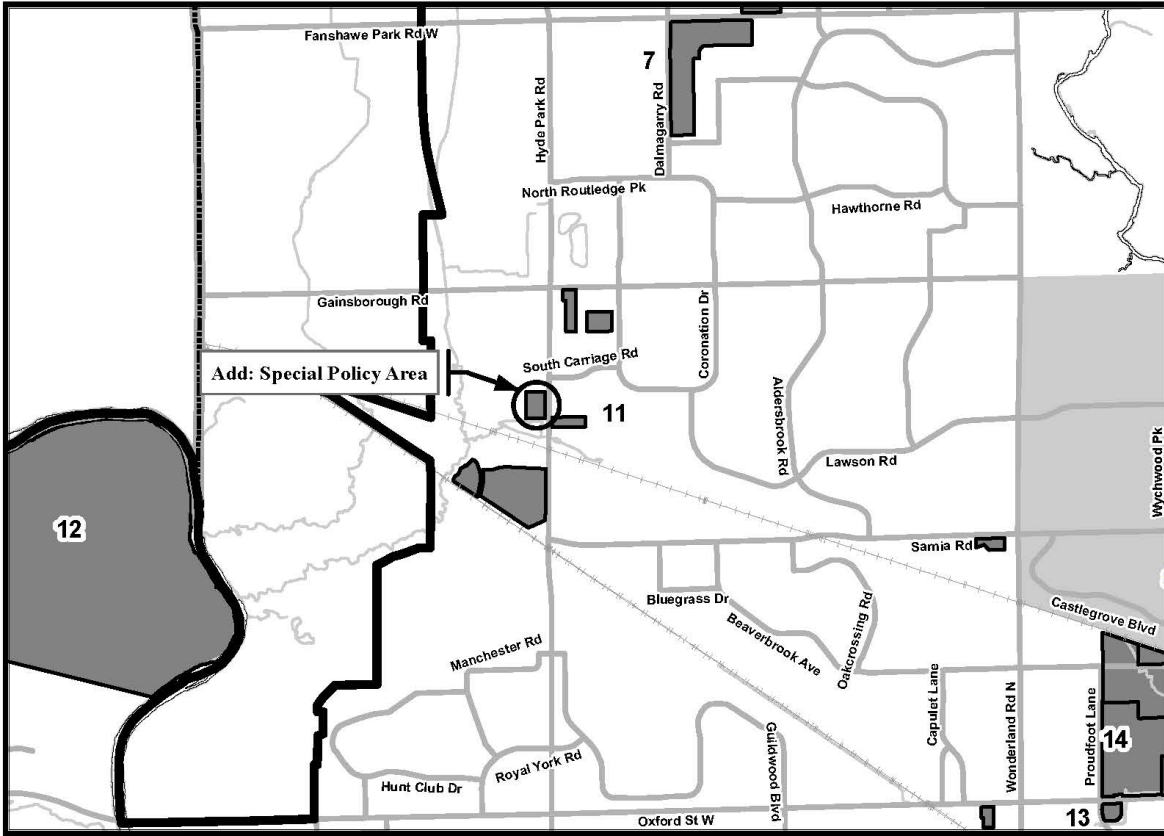
( ) 1364-1408 Hyde Park Road

For the lands in the Neighbourhoods Place Type located at 1364, 1376, 1390 & 1408 Hyde Park Road, apartment building(s) shall be permitted to extend to an upper maximum height of 7-storeys. The policies for Zoning to the Upper Maximum shall continue to apply. Any portion of a building permitted to increase to 7-storeys shall be located within 55 metres of the shared property line with the adjacent Park/SWM block to the south of the site, such that the enhanced height/massing is oriented in a manner that minimizes impacts on adjacent land uses and frames the adjacent public realm. In order to be eligible for the increased height, the lands shall be zoned in a comprehensive manner that includes requirements for portions of the site to be developed at heights below the upper-maximum and enables multiple housing forms.

2. Map 7 - Specific Policy Areas, to the Official Plan, The Official Plan, for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 1364-1408 Hyde Park Road in the City of London, as indicated on “Schedule 1” attached hereto.

# "Schedule 1"

AMENDMENT NO:



### LEGEND

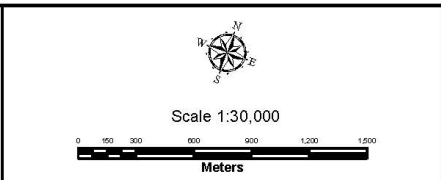
- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

### BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE #**  
**TO**  
**OFFICIAL AMENDMENT NO.** \_\_\_\_\_  
  
PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9635  
**PLANNER:** LM  
**TECHNICIAN:** JI  
**DATE:** 8/14/2023