

Bill No. 364
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 1364-1408 Hyde
Park Road

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 1364-1408 Hyde Park Road as shown on the attached map **FROM** an Urban Reserve (UR3) Zone **TO** a Holding Special Provision Residential R9 (h-18*R9-7(_)) Zone and Open Space (OS1 and OS5) Zones.

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

R9-7() 1364-1408 Hyde Park Road

a. Additional permitted uses:

- i) Cluster townhouses
- ii) Cluster stacked townhouses

b. Regulations:

- i) Front yard setback:
2.0m (except for portions that abut the OS5 Zone, in which case the required setback is 0.0m)
- ii) Interior Side yard setback:
North: 2.0 metres when the end wall of a unit contains no windows to habitable rooms, or 6.0metres when the wall of a unit contains windows to habitable rooms.

South: 2.0m (except for portions that abut the OS5 Zone, in which case the required setback is 0.0m)
- iii) Rear yard setback: 2.0m
- iv) 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
- v) Parking: 0.3 spaces per apartment unit
- vi) Additional Regulations: Notwithstanding any provisions of the by-law to the contrary, the zoning regulations shall be applied to the limits of the proposed R9-7() Zone Boundary even in the event of further subdivision of these lands.

3. This Amendment shall come into effect 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.

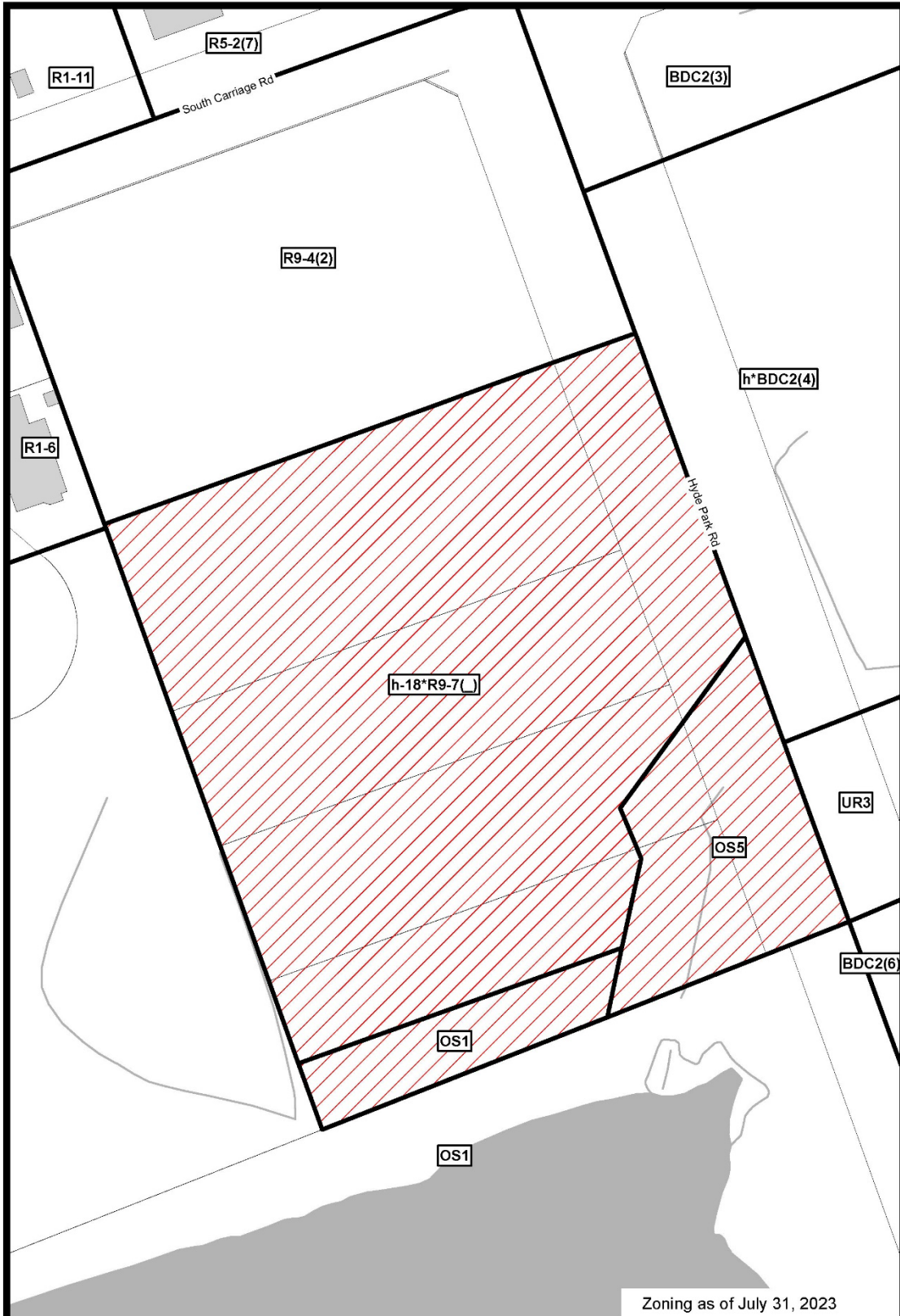
PASSED in Open Council on September 26, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

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

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



File Number: OZ-9635
Planner: LM
Date Prepared: 2023/8/14
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters

