

Bill No. 410
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 1407-1427 Hyde
Park Road

WHEREAS this amendment to the Zoning By-law Z.-1 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 1407-1427 Hyde Park Road, as shown on the attached
map comprising part of Key Map No. A101, **FROM** Holding Business District
Commercial Special Provision (h*BDC2(4)) Zone and a Business District Commercial
Special Provision (BDC2(3)) Zone, **TO** a Business District Commercial Special
Provision (BDC2(_)) Zone.

2. Section Number 25.4 of the Business District Commercial (BDC2) Zone is
amended by adding the following Special Provisions:

BDC2() 1407-1427 Hyde Park Road

a. Additional Permitted Uses

i) Stacked townhouse dwellings

b. Regulations

i) Hyde Park Road shall be deemed to be the front lot line

ii) Front Yard Depth for Commercial and Mixed-Use Buildings
(Maximum) – 3.0 metres (9.8 feet)

iii) Interior Side Yard Depth for Stacked Townhouse Dwellings
(Minimum) – 2.5 metres (8.2 feet) to the main building and 1.25
metres (4.1 feet) to unenclosed first storey decks

iv) Building Height (Minimum) – 8.0 metres (26.2 feet)

v) Building Height (Maximum) – 15.0 metres (47.6 feet)

vi) Density (Maximum) – 70 units per hectare

vii) A maximum of four (4) parking spaces shall be permitted within
the exterior side yard along South Carriage Road

viii) No parking shall be permitted within the required front yard along
Hyde Park Road

3. 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.

4. 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.

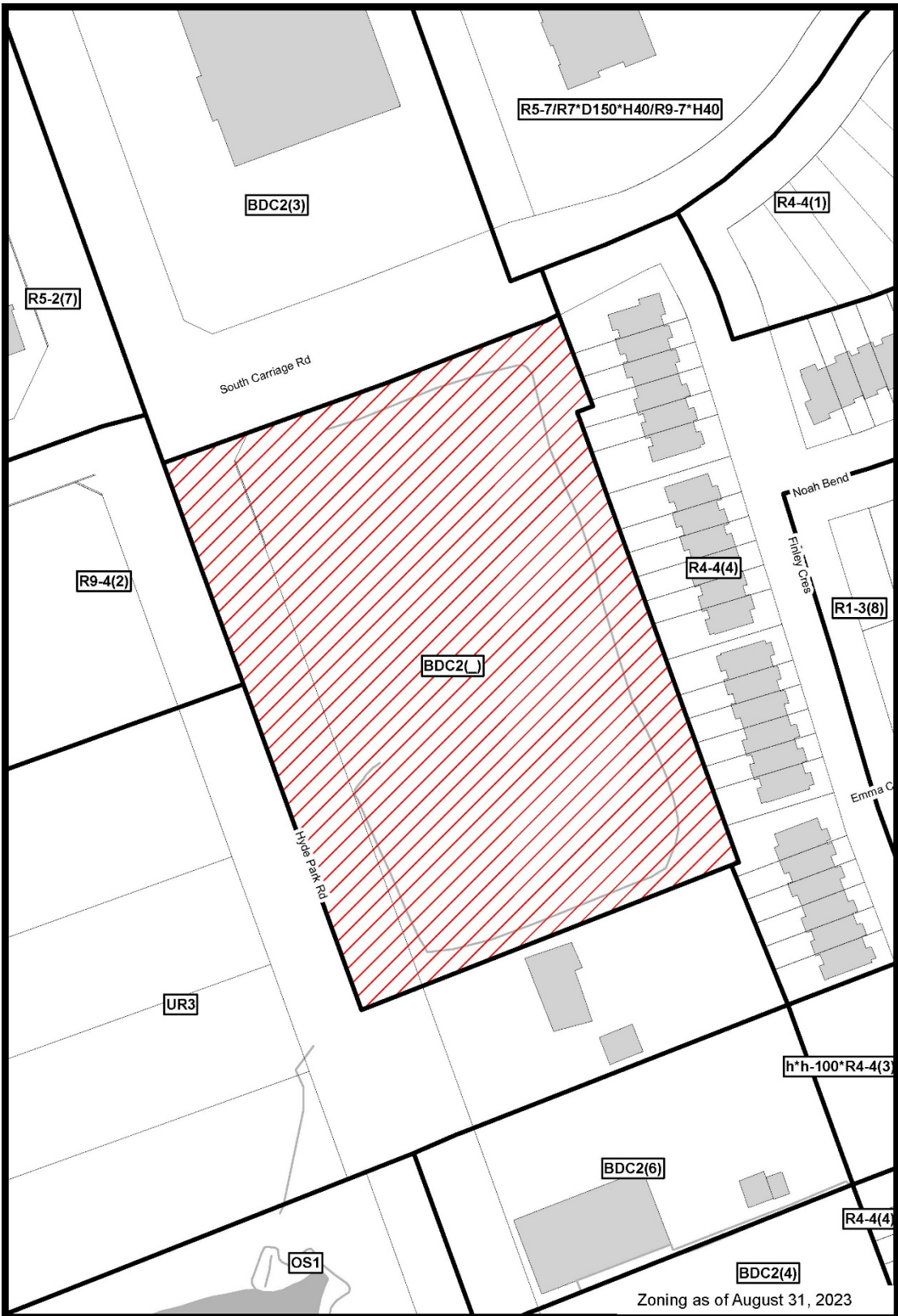
PASSED in Open Council on November 7, 2023 subject to the provisions
of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – November 7, 2023
Second Reading – November 7, 2023
Third Reading – November 7, 2023

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



File Number: OZ-9438
 Planner: CM
 Date Prepared: 2023/09/27
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40 Meters

