

Bill No. 32
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 747, 759 and 765 Hyde Park Road.

WHEREAS Goodwill Industries has applied to rezone an area of land located at 765 Hyde Park Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ____ this rezoning will conform to the Official Plan;

AND WHEREAS the Municipal Council of the Corporation of the City of London deems it advisable to rezone an area of land located at 747 and 759 Hyde Park Road to add site-specific regulations;

NOW 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 765 Hyde Park Road, as shown on the attached map comprising part of Key Map No. A101, from an Office Special Provision (OF3(1)) Zone to an Office Special Provision/Arterial Commercial Special Provision (OF3(*)/AC4(*) Zone.

2. Section Number 19.4 of the Office (OF3) Zone is amended by adding the following location and regulations to the existing Special Provision:

OF3(1)	747 and 759 Hyde Park Road
a)	Regulations:
i)	Landscaped Open Space for existing building (Minimum): as existing
ii)	Parking for existing buildings: as existing and shared with 765 Hyde Park Road

3. Section Number 19.4 of the Office (OF3) Zone is amended by adding the following Special Provision:

OF3(*)	765 Hyde Park Road
a)	Regulations:
i)	Lot Frontage (Minimum): 19 metres (62.34 feet)
ii)	North Interior Side Yard for existing building (Minimum): 3.0 metres (9.84 feet)
iii)	Landscaped Open Space for existing building (Minimum): as existing

- iv) Parking for existing building: as existing and shared with 747 and 759 Hyde Park Road

4. Section Number 26.4 of the Arterial Commercial (AC4) Zone is amended by adding the following Special Provision:

- AC4(*) 765 Hyde Park Road
 - a) Additional Permitted Uses:
 - i) Institution
 - b) Regulations:
 - i) Lot Frontage (Minimum): 19 metres (62.34 feet)
 - ii) North Interior Side Yard for existing building (Minimum): 3.0 metres (9.84 feet)
 - iii) Landscaped Open Space for existing building (Minimum): as existing
 - iv) Parking for existing building as existing and shared with 747 and 759 Hyde Park Road

5. 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.

6. 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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

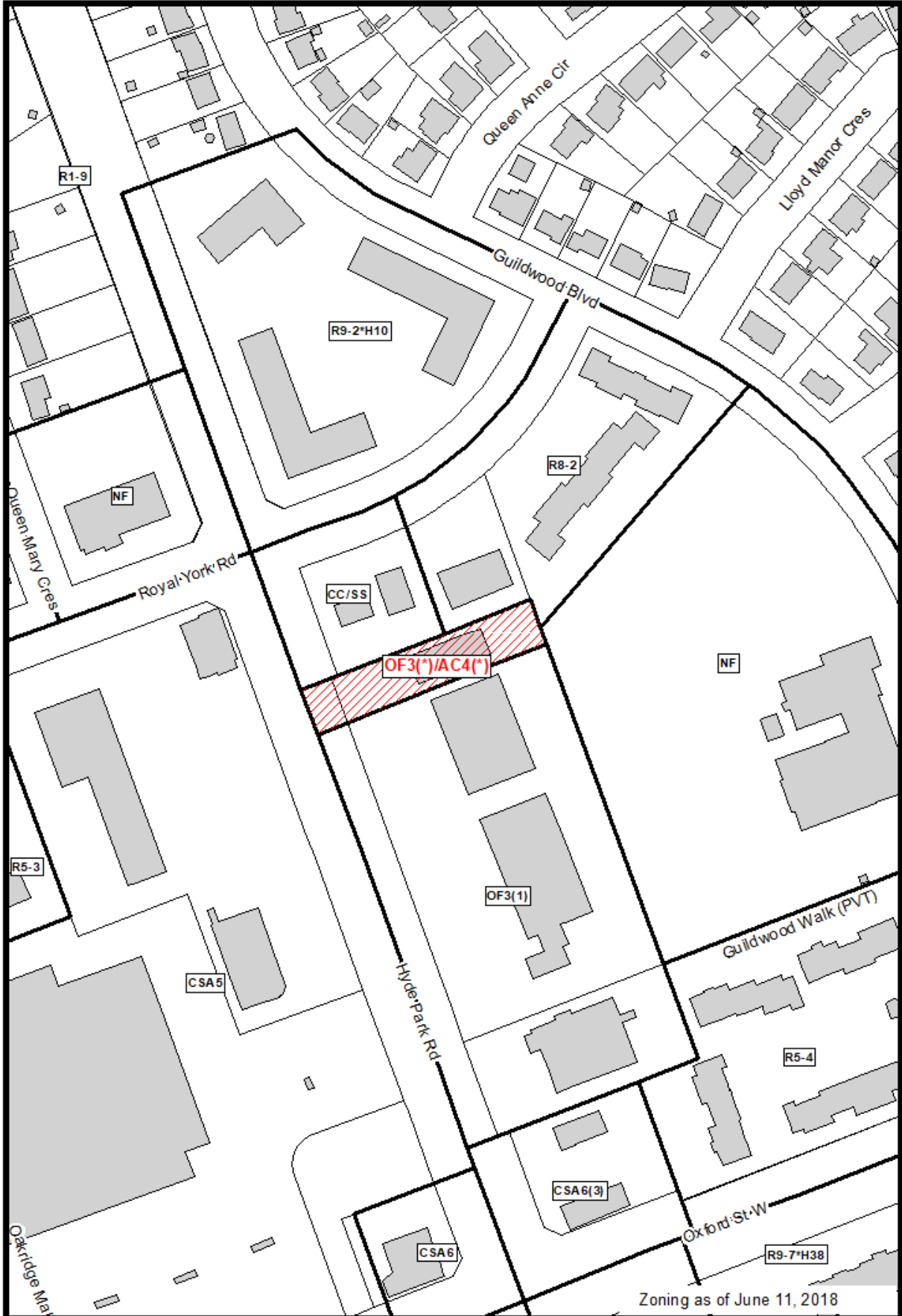
PASSED in Open Council on December 18, 2018.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 18, 2018
Second Reading – December 18, 2018
Third Reading – December 18, 2018

SCHEDULE "A"




File Number: O-8939/Z-8940

Planner: BD

Date Prepared: 2018/10/26

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

