



Hamilton Road Corridor Planning Study



Engagement

- Meetings with BIA
- Community Information Meeting #1 – May 1, 2019
- Planner Office Hours at Crouch Branch Library
 - May 9, 2019
 - May 21, 2019
 - June 20, 2019
 - June 22, 2019
- Door-to-Door Engagement along Hamilton Road – October 9 and October 10, 2019
- Get Involved Website

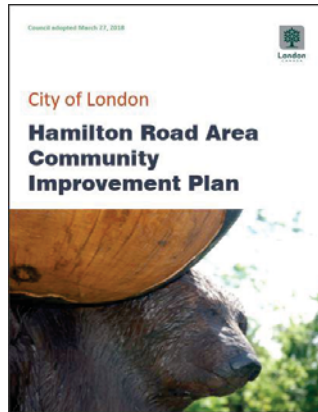


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Purpose of the Study

- Hamilton Road Community Improvement Plan (CIP) adopted by City Council in Spring 2018 to help guide redevelopment.
- This Study is dealing with 4 of the recommendations from the CIP to make it easier to use properties
- Need to change the Official Plan and Zoning to make it happen



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Item 1: Lower Parking Requirements



Item 2: Reduce Building Setbacks



Item 3: Allowing more uses





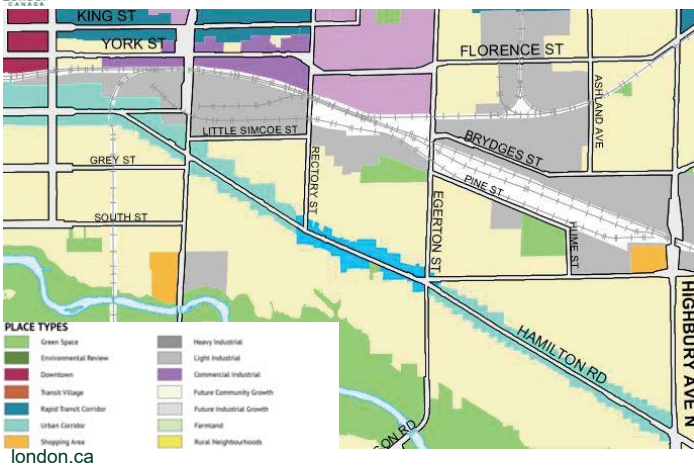
Item 4: Making it easier to join/combine properties



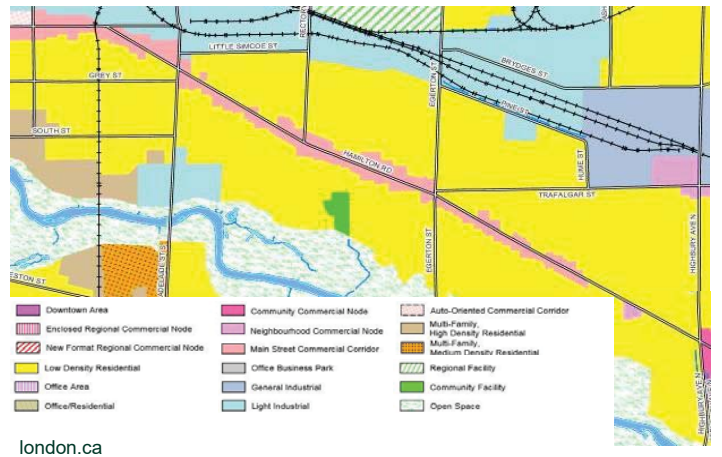
Existing Zoning



The London Plan



1989 Official Plan



Timeline and Next Steps

- Q1-4 2019 • Meetings with BIA
- Q2 2019 • Community Meeting #1: Introduce the study and gather ideas
- Q2-4 2019 • Stakeholder meetings and community engagement
- Q4 2019 • Community Information Meeting #2: Introduce draft amendments and get feedback
- Q4 2019 • Notice of Application + Public meetings circulated including draft amendments**
- Jan 6 2020 • Public Meeting at Planning & Environment Committee (PEC) to consider amendments
- Jan 14 2020 • Council consider recommendation of PEC and makes decision



Proposed Changes





What would change



- Area 1: BDC(_)H13
- Allow a wider range of commercial and residential uses
 - Need less parking
 - Buildings can be up to 4 storeys
- Area 3: Existing Zoning/BDC(_)H13
- No changes to what is allowed, unless joined with a property in Area 1

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What would change

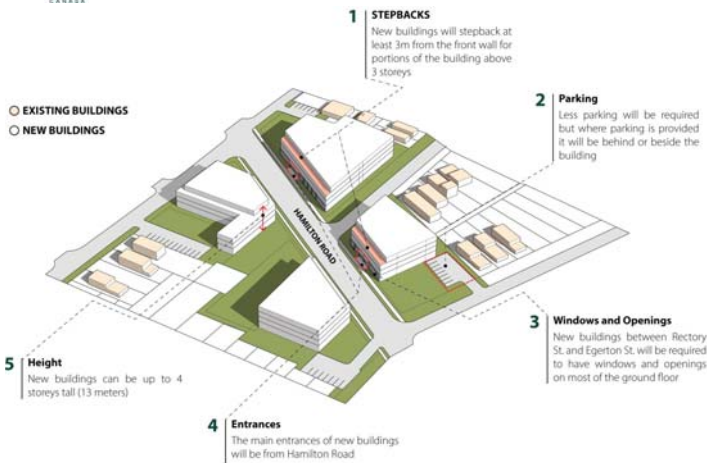


- Area 2: BDC(_)H13
- Allow a wider range of commercial and residential uses
 - Need less parking
 - Buildings can be up to 4 storeys
 - Must have commercial/service uses on ground floor
- Area 4: Existing Zoning/BDC(_)H13
- No changes to what is allowed, unless joined with a property in Area 2

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How this could look



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How would changes work



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Other Reviews Underway

Heritage Study

Archaeological Assessment

Review of Right of Way Width for Hamilton Road

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Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the Corporation of the City of London relating to the properties located near the Hamilton Road Corridor, generally between Bathurst Street and Highbury Avenue, as identified in Appendix "A":

- The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 14, 2020 to amend the Official Plan (1989) to amend Chapter 10 to add a Specific Area Policy for the lands identified in Appendix "B";
- The proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on January 14, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in parts (a) and (c), to change the zoning of the properties identified in Appendix "C", **TO** the zoning as identified in Appendix "C";
- The proposed by-law attached hereto as "Appendix "D" **BE INTRODUCED** at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 1 and Map 7 are in full force and effect by **ADDING** a Specific Policy Area to the Neighbourhood Place Type and to Map 7 – Specific Policy Areas.

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Proposed Changes

