

Bill No. 107  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1600/1622 Hyde Park Road and 1069 Gainsborough Road.

WHEREAS Hyde Park Investments Inc. has applied to rezone an area of land located at 1600/1622 Hyde Park Road and 1069 Gainsborough Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning 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 1600/1622 Hyde Park Road and 1069 Gainsborough Road, as shown on the attached map comprising part of Key Map No. A.101, from a Business District Commercial (BDC) Zone to a Holding Business District Commercial Special Provision (h-18\*BDC(\_)) Zone.

2. Section Number 25.4 of the Business District Commercial (BDC) zone is amended by adding the following Special Provision:

BDC(\_) 1600/1622 Hyde Park Road and 1069 Gainsborough Road

a) Additional Permitted Use:

i) Apartment buildings, including dwelling units in the front portion of the ground floor adjacent to Gainsborough Road

b) Regulations:

i) Gross Floor Area for Restaurants excluding ground floor or rooftop patios (Maximum): 605 m<sup>2</sup>

ii) Patios remain subject to Sections 4.18 and 4.19 of this by-law

iii) Height – Apartment building (Maximum): 29 m

iv) Density (Maximum): 150 uph

v) Parking – All commercial uses (Minimum): 1 space per 20m<sup>2</sup>

vi) Parking – Apartment building (Minimum): 1 space per unit

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 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. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

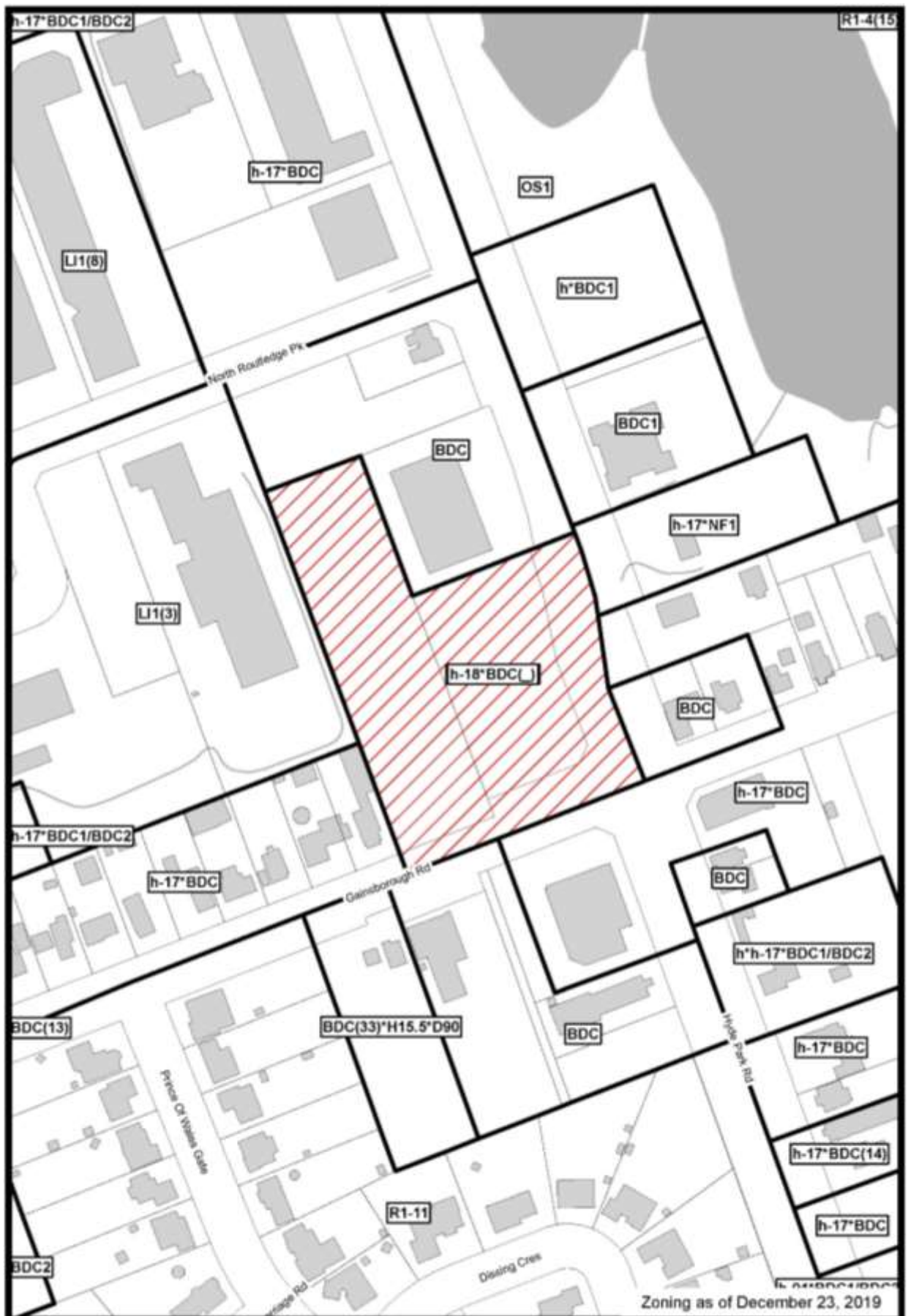
PASSED in Open Council on March 2, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 2, 2020  
Second Reading – March 2, 2020  
Third Reading – March 2, 2020

Schedule "A"



File Number: Z-9067  
Planner: BD  
Date Prepared: 2020/1/24  
Technician: rc  
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

