

Bill No. 134
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 1674 Hyde Park Road and Part of 1712 Hyde Park Road.

WHEREAS 1674 Hyde Park Inc. has applied to rezone an area of land located at 1674 Hyde Park Road and Part of 1712 Hyde Park Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 1674 Hyde Park Road and Part of 1712 Hyde Park Road, as shown on the attached map comprising part of Key Map No. A101, from a Holding Business District Commercial (h-17*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(_) 1674 Hyde Park Road and Part of 1712 Hyde Park Road

a) Additional Permitted Uses:

- i) Apartment buildings, including dwelling units in the front portion of the ground floor adjacent to North Routledge Park

b) Regulations:

- i) Front Yard Depth Existing Building (Maximum): As existing
- ii) Front Yard Depth Apartment Building (Maximum): 23 metres
- iii) Exterior Side Yard Depth Existing Building (Maximum): As existing
- iv) Exterior Side Yard Depth Apartment Building (Maximum): 3 metres
- v) Height Apartment Building (Maximum): 21 metres
- vi) Density (Maximum): 141 uph
- vii) Parking Apartments (Minimum): 1 space per unit

- viii) Parking 1 space per 25m²
All non-residential permitted
uses other than Offices, Medical/
Dental Offices and Clinics, that
are part of a mixed-use
development at 1674 Hyde
Park Road that includes a
residential apartment building
component
(Minimum):

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. 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 March 24, 2020.

Jesse Helmer
Deputy Mayor

Catharine Saunders
City Clerk

First Reading – March 24, 2020
Second Reading – March 24, 2020
Third Reading – March 24, 2020

Schedule "A"

