

Bill No. 273
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 1176, 1200, 1230 Hyde Park Road and portion of 1150 Gainsborough Road.

WHEREAS Northwest Crossings Ltd. has applied to rezone an area of land located at 1176, 1200, 1230 Hyde Park Road and portion of 1150 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 the easterly portion of the lands located at 1176, 1200, 1230 Hyde Park Road and portion of 1150 Gainsborough Road, as shown on the attached map comprising part of Key Map No. A.101, from a Holding Restricted Service Commercial Special Provision (h*RSC1(13)/RSC2(9)/RSC3(11)/RSC4(8)/RSC5(6)/RSC6(4)) Zone, to a Holding Business District Commercial Special Provision Bonus (h*h-100*BDC2(*)*B(*)) Zone and Holding Business District Commercial Special Provision Bonus (h*h-100*BDC2(**)*B(*)) Zone .

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

BDC2(*) 1230 Hyde Park Road

a) Additional Permitted Uses:

- i) Continuum-of-Care Facility (with any or all of the other permitted uses on the first floor)
- ii) Retirement Lodge or Retirement Home (with any or all of the other permitted uses on the first floor)
- iii) Nursing Home (with any or all of the other permitted uses on the first floor)

b) Regulations:

- i) Density 175 uph (71 units per acre)
(maximum)
- ii) Interior Side Yard & Rear Yard Depth 3 metres
Abutting a Residential Zone (minimum) (9.84 feet)
- iii) Dwelling units shall be permitted on the first floor of internal apartment buildings, continuum-of-care facilities, retirement lodge or retirement homes and nursing homes, this does not include apartment buildings, continuum-of-care facilities, retirement lodge or retirement homes and nursing homes fronting Hyde Park Road which shall be mixed-use buildings.

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

BDC2(**) 1230 Hyde Park Road

a) Additional Permitted Uses:

- i) Continuum of Care Facility (with any or all of the other permitted uses on the first floor)

- ii) Retirement Lodge or Retirement Home (with any or all of the other permitted uses on the first floor)
- iii) Nursing Home (with any or all of the other permitted uses on the first floor)
- b) Regulations:
 - i) Density (maximum) 144 uph (59 units per acre)
 - ii) Interior Side Yard & Rear Yard Depth Abutting a Residential Zone (minimum) 3 metres (9.84 feet)
 - iii) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)
 - iv) Dwelling units shall be permitted on the first floor of internal apartment buildings, continuum-of-care facilities, retirement lodge or retirement homes and nursing homes, this does not include apartment buildings, continuum-of-care facilities, retirement lodge or retirement homes and nursing homes fronting Hyde Park Road which shall be mixed-use buildings.

4. Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B(*) 1230 Hyde Park Road

The Bonus Zone shall be implemented through a development agreement to facilitate the development of high quality mixed-use apartment buildings and standalone apartment buildings with a maximum height of 22 metres (6-storeys) which substantively implements the site-specific "Design Criteria".

Design Criteria

Site Development

- Building Sitting:
 - Buildings shall be located along the majority of the Hyde Park Road and Street 'A' frontages to provide for a built edge along the street;
 - All service and loading facilities associated with building shall be located within and/or behind buildings away from amenity areas and not visible from the public street.
- Pedestrian Connectivity:
 - Mid-block walkway connections from Hyde Park Road through Block 1 shall be provided between buildings fronting Hyde Park Road, leading to internal parking area and to walkways behind buildings leading to sidewalks along the northern and southern portions of Street 'A';
 - Walkway connections from the sidewalk along Hyde Park Road shall be provided from both ends of the building for Block 2, with a further connection to the sidewalk along Street 'A'.
- Access and Parking:
 - Vehicular access for both Blocks 1 and 2 shall be provided from Street 'A'.
 - No parking or vehicular drive isles shall be located between buildings and the Hyde Park road frontage.
 - Low masonry walls (max. 0.75m), complimentary in design to the buildings, shall be provided with a combination of landscaping to screen any parking located along the edge of Street 'A'.
- Common Outdoor Amenity Areas:
 - Outdoor common amenity areas shall be provided for each building, alternatively these spaces can be combined into one, centrally located common outdoor amenity space per Block.
 - These spaces shall be an appropriate size to provide adequate amenity for the proposed number of residents and provide the

- o opportunity for passive and/or active recreation.
- o These spaces shall be located within close proximity to a building entrance/exit. Alternatively a safe, appropriately sized, and conveniently aligned walkway connection(s) will be provided from the nearest building entrance/exit. If the spaces are combined into one centrally located space provide for walkways from each building to the space.
- o Enhanced landscaping shall be provided along the Hyde Park Road frontage in the form of small amenity areas and trees between buildings. Efforts will be made to provide opportunities for additional amenity space through site and building design, with the intention of providing spaces for residents and visitors to enjoy the outdoors and animating street frontages to facilitate pedestrian oriented environments

Built form

- All buildings:
 - o The development shall feature contemporary building designs with a mix and articulation of building materials including brick, metal panels, concrete, wood veneer and vision and spandrel glass;
 - o Buildings shall be designed in a way that breaks up the structures horizontally and vertically through articulation, architectural details, and an appropriate proportion and rhythm of windows and balconies
- Buildings along Hyde Park frontage:
 - o The design for buildings facing Hyde Park Road shall be defined by complementary changes in building articulation and design above the 4th floor that will contribute to the provision of a human-scaled environment along the street. Potential design solutions may include a step-back, balconies or outdoor areas, which would provide proportionate step-backs from the front face of the building.
 - o Buildings shall include active commercial uses along the Hyde Park Road frontage, and all main floor commercial unit entrances shall be oriented towards Hyde Park Road.
 - o The ground-floor street façade shall be primarily comprised of vision glazing for views into and out of the building. Where vision glazing is not used, alternative urban design measures that contribute to an animated streetscape shall be required.”;
 - o Overhead protection from natural elements shall be provided above the first floor in locations such as pedestrian entrances where appropriate to architecturally differentiate the building base from the upper levels;
- Buildings along the Street ‘A’ frontage:
 - o The development shall provide street-oriented features for residential buildings, including individual entrances to ground-floor residential units with operable and lockable doors, and pedestrian-scale features such as lighting and weather protection. Private amenity areas shall also be provided and may include enclosed courtyards with a combination of planters and low decorative fencing.
 - o The design for buildings facing Street ‘A’ shall be defined by complementary changes in building articulation and design above the 4th floor that will contribute to the provision of a human-scaled environment along the street. Potential design solutions may include a step-back, balconies or outdoor areas, which would provide proportionate step-backs from the front face of the building.
- a) Regulations:

i)	Height (maximum)	22 metres (72 feet) (6-storeys)
ii)	Ground Floor Height (minimum)	4.5 metres (14.76 feet)

- iii) Dwelling units shall be permitted on the first floor of internal apartment buildings, continuum-of-care facilities, retirement lodge or retirement homes and nursing homes, this does not include apartment buildings, continuum-of-care facilities, retirement lodge or retirement homes and nursing homes fronting Hyde Park Road which shall be mixed-use buildings.

5. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the middle portion of the lands located at 1176, 1200, 1230 Hyde Park Road and portion of 1150 Gainsborough Road, as shown on the attached map comprising part of Key Map No. A.101, from a Holding Restricted Service Commercial Special Provision (h*RSC1(13)/RSC2(9)/RSC3(11)/RSC4(8)/RSC5(6)/RSC6(4)) Zone to a Holding Residential Special Provision (h*h-100*R5-7(*)/R6-5(*)/R7(*)*H14/R8-4(*)) Zone and from an Open Space (OS1) Zone to a Holding Residential Special Provision (h*h-100*R5-7(*)/R6-5(*)/R7(*)*H14/R8-4(*)) Zone.

6. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

R5-7(*)	1200 & 1230 Hyde Park Road	
a)	Regulation[s]	
i)	Net Density (maximum)	35 uph (based on total land area within the zone)
ii)	Height (maximum)	14 metres (45.9 feet)
iii)	Front & Exterior side Yard Depth (minimum)	3 metres (9.84 feet)
iv)	Setback from Railway Right of Way (minimum)	30 metres (98.4 feet)
v)	The front face and primary entrance of dwellings shall be oriented to adjacent streets	

7. Section Number 10.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

R6-5(*)	1200 & 1230 Hyde Park Road	
a)	Regulation[s]	
i)	Net Density (maximum)	35 uph (based on total land area within the zone)
ii)	Height (maximum)	14 metres (45.9 feet) (4 storeys)
iii)	Front & Exterior side Yard Depth	3 metres (minimum) (9.84 feet)
iv)	Setback from Railway Way (minimum)	30 metres Right of (98.4 feet)
v)	The front face and primary entrance of dwellings shall be oriented to adjacent streets	

8. Section Number 11.4 of the Residential R7 (R7) Zone is amended by adding the following Special Provision:

- R7(*) 1200 & 1230 Hyde Park Road
- a) Regulation[s]
- i) Net Density (maximum) 35 uph (based on total land area within the zone)
 - ii) Height (maximum) 14 metres (45.9 feet), 4-storeys
 - iii) Front & Exterior Yard Depth (minimum) 3 metres (9.84 feet)
 - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)
 - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets

9. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

- R8-4(*) 1200 & 1230 Hyde Park Road
- a) Regulation[s]
- i) Net Density (maximum) 35 uph (based on total land area within the zone)
 - ii) Height (maximum) 14 metres (45.9 feet), 4-storeys
 - iii) Front & Exterior Yard Depth (minimum) 3 metres (9.84 feet)
 - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)
 - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets

10. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the westerly portion of lands located at 1176, 1200, 1230 Hyde Park Road and portion of 1150 Gainsborough Road, as shown on the attached map comprising part of Key Map No. A.101, from a Holding Restricted Service Commercial Special Provision (h*RSC1(13)/RSC2(9)/RSC3(11)/RSC4(8)/RSC5(6)/RSC6(4)) an Open Space (OS1) Zone, to a Holding Residential Special Provision (h*h-100*R5-7(**)/R6-5(**)/R7(**)*H12/R8-4(**)) Zone.

11. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

- R5-7(**) 1176, 1200 & 1230 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 100uph (41 units per acre)
 - ii) Front & Exterior side Yard Depth (minimum) 3 metres (9.84 feet)
 - iii) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)
 - iv) The front face and primary entrance of dwellings shall be oriented to adjacent streets

12. Section Number 10.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

- R6-5(**) 1176, 1200 & 1230 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 100 uph (41 units per acre)
 - ii) Height 3 storey (maximum)
 - iii) Front & Exterior side Yard Depth (minimum) 3 metres (9.84 feet)
 - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)
 - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets

14. Section Number 11.4 of the Residential R7 (R7) Zone is amended by adding the following Special Provision:

- R7(**) 1176, 1200 & 1230 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 100uph (41 units per acre)
 - ii) Height 3 storey (maximum)
 - iii) Front & Exterior Yard Depth (minimum) 3 metres (9.84 feet)
 - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)
 - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets

15. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

- R8-4(**) 1176, 1200 & 1230 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 100uph (41 units per acre)
 - ii) Height 3 storey (maximum)
 - iii) Front & Exterior Yard Depth (minimum) 3 metres (9.84 feet)
 - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)
 - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets

16. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the westerly portion of lands located at 1176, 1200, 1230 Hyde Park Road and portion of 1150 Gainsborough Road, as shown on the attached map comprising part of Key Map No. A.101, from a Holding Restricted Service Commercial Special Provision (h*RSC1(13)/RSC2(9)/RSC3(11)/RSC4(8)/RSC5(6)/RSC6(4)) an Open Space (OS1) Zone, to a Holding Residential Special Provision (h*h-100*h-18*R5-7(***)/R6-5(***)/R7(***)*H12/R8-4(***)) Zone.

17. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

- R5-7(***) 1176 & 1200 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 90uph (37 units per acre)
 - ii) Lot Frontage (maximum) 10 metres (32.8 feet)
 - iii) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)

18. Section Number 10.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

- R6-5(***) 1176 & 1200 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 90uph (37 units per acre)
 - ii) Height 3 storey (maximum)
 - iii) Lot Frontage (minimum) 10 metres (32.8 feet)
 - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)

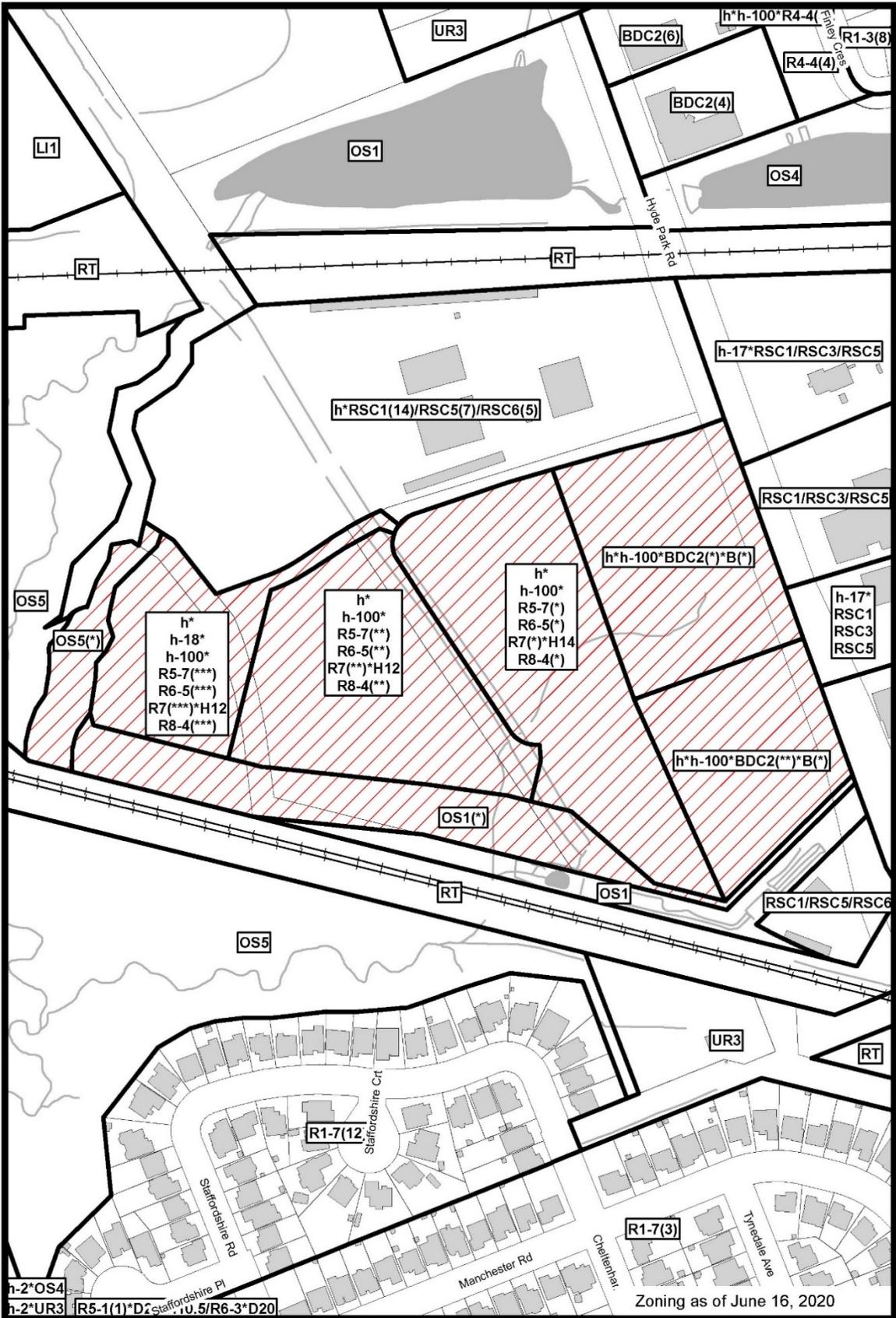
19. Section Number 11.4 of the Residential R7 (R7) Zone is amended by adding the following Special Provision:

- R7(***) 1176 & 1200 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 90uph (37 units per acre)
 - ii) Height 3 storey (maximum)
 - iii) Lot Frontage (minimum) 10 metres (32.8 feet)
 - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)

20. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

- R8-4(***) 1176 & 1200 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 90uph (37 units per acre)
 - ii) Height 3 storey (maximum)
 - iii) Lot Frontage (minimum) 10 metres (32.8 feet)
 - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)

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



File Number: 39T-19502/Z-9040
 Planner: MC
 Date Prepared: 2020/08/20
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

