

Bill No. 285
2021

By-law No. Z.-1-21 _____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road.

WHEREAS 1630 HP Inc. has applied to rezone an area of land located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 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;

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 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road, as shown on the attached map comprising part of Key Map No. A101, from a Business District Commercial (BDC) Zone and a Business District Commercial Special Provision (BDC(39)) Zone TO a Business District Commercial Special Provision Bonus (BDC*B-_) Zone.

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

B-_ 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use apartment building, with a maximum height of 8-storeys or 29 metres and a maximum density of 169 units per hectare, in general conformity with the Site Plan, Renderings, Elevations and Cross Sections attached as Schedule “1” to the amending by-law, and provides for the following:

- a) Exceptional Building Design:
 - i) providing an ‘L’-shaped mixed-use building that is generally in keeping with the vision of the current Official Plan as well as the London Plan by providing for continuous street walls along the Hyde Park Road and North Routledge Park frontages;
 - ii) providing a 7-storey massing along Hyde Park Road that includes a significant step-back above the second storey and 8-story massing along North Routledge Park;
 - iii) providing for appropriate scale/ rhythm/ materials/ fenestration;
 - iv) incorporating all of parking in the rear yard and underground, away from the adjacent street frontages;
 - v) providing ground floor commercial space with transparent glazing and principal entrances facing the Hyde Park Road creating an active edge;
 - vi) providing ground floor residential units with individual entrances and patio spaces along the North Routledge Park frontage;
 - vii) providing a rooftop patio;

- viii) providing a parking lot layout that accommodates appropriate driveway alignments across North Routledge Park; and
 - ix) relocating the existing heritage structure and providing a glass link between the heritage structure and the new building along the North Routledge Park frontage and a recessed courtyard immediately south of the heritage structure.
- b) Provision of Affordable Housing:
- i) A total of five (5) one-bedroom units will be provided for affordable housing. Subject to the concurrence of the City, some or all of these five (5) one-bedroom units may be allocated from the adjacent development owned and/or managed by the Proponent, noting the bonus zone requirement and encumbrance would remain specific to the Subject Lands;
 - ii) Rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
 - iii) The duration of affordability set at 50 years from the point of initial occupancy;
 - iv) The proponent enters into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
 - v) These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.
- c) Relocation, conservation, and adaptive re-use of the existing heritage designated structure at 1656 Hyde Park Road:
- i) The owner shall enter into a Heritage Easement Agreement with the City of London.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

- a) Additional Permitted Use:
- i) Apartment buildings, including dwelling units in the front portion of the ground floor adjacent to North Routledge Park.
- b) Regulations:
- i) Density (Maximum): 169 units per hectare
 - ii) Building Height (Maximum): 29 metres
 - iii) Front Yard Depth from North Routledge Park to relocated heritage structure (Maximum): 6.0 metres
 - iv) Parking – All commercial uses (Minimum): 1 space per 20m²

- v) Parking – All residential uses (Minimum): 1 space per unit

3. 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.

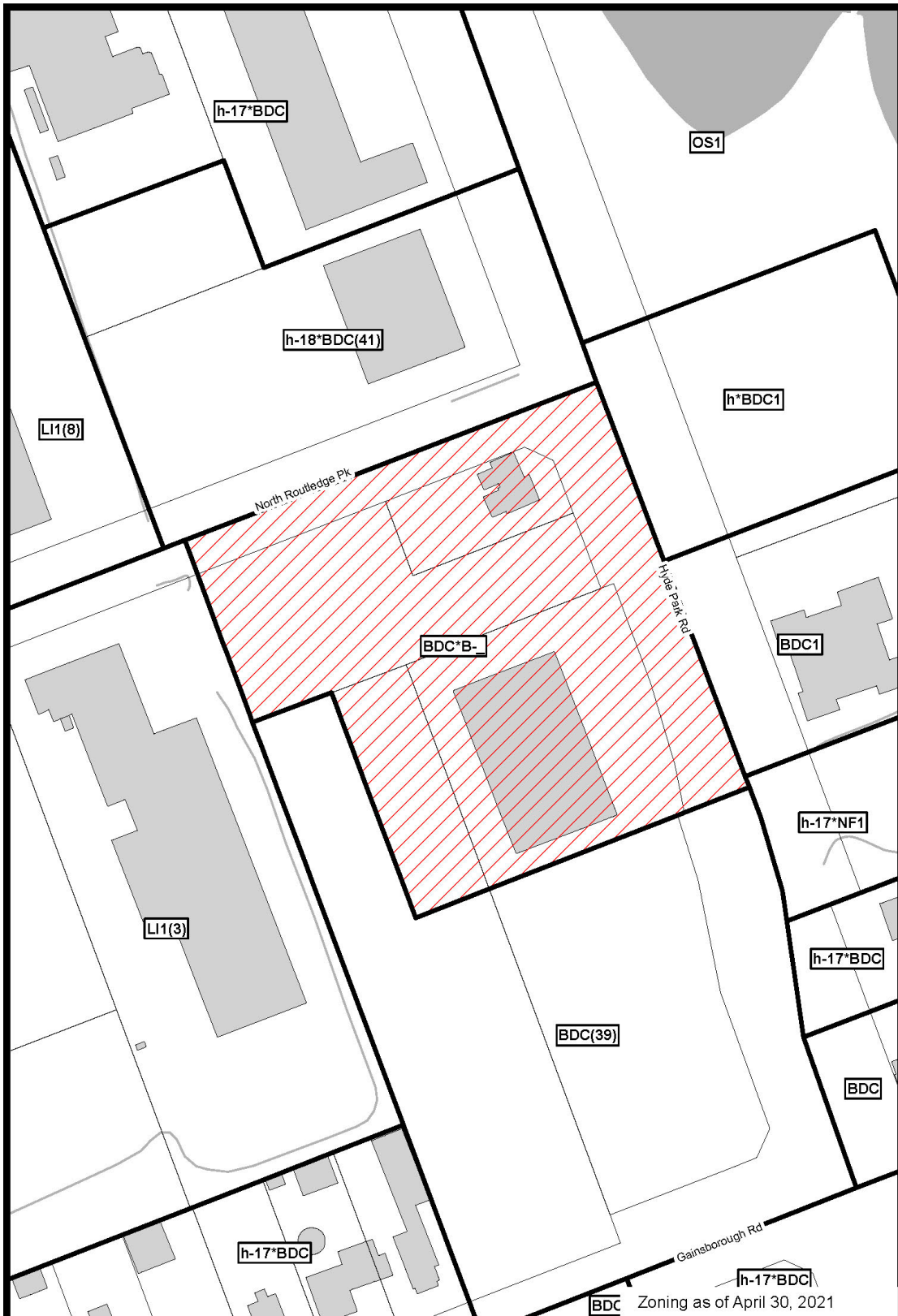
PASSED in Open Council on June 15, 2021.



Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 15, 2021
Second Reading – June 15, 2021
Third Reading – June 15, 2021

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



<p>File Number: Z-9301 Planner: BD Date Prepared: 2021/05/11 Technician: RC By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,250</p> <p>0 5 10 20 30 40 Meters</p> <p></p>
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