

Bill No. 294
2013

By-law No. C.P.-1284(tc)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to properties at 1351 and 1369 Hyde Park Road.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. 550 to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 25, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 25, 2013
Second Reading – June 25, 2013
Third Reading – June 25, 2013

AMENDMENT NO. 550

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of the west portion of 1351-1357 and 1369 Hyde Park Road from Multi-Family, Medium Density Residential to Main Street Commercial Corridor on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To apply a Chapter 10 Special Policy to the west portion of 1351 and 1357 Hyde Park Road to permit the existing auto repair garage use.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to west portion of lands located at 1351 and 1357 Hyde Park Road and 1369 Hyde Park Road in the City of London.

C. BASIS OF THE AMENDMENT

The original Hyde Park Commercial Review was initiated in response to a Council resolution of September 19, 2011:

1. *That the Civic Administration be directed to undertake the following actions with respect to the application submitted by Kenmore Homes (London) Inc., as amended by staff for an Official Plan Amendment, Zoning By-law Amendment and draft plan of subdivision for the lands located at 255 South Carriage Road and 1331 Hyde Park Road:*

- (a) *the Director of Land Use Planning and City Planner **BE ASKED** to undertake a review of the land use designations on the east and west corridors of Hyde Park Road, south of Carriage Road to the Canadian Pacific Railway Line with the potential for commercial zones;*

In response, planning staff prepared a report which was considered, along with letters from the Hyde Park Business Association and Mr. Knutson on behalf of the landowners, by Planning and Environment Committee on March 26, 2012. Council thereafter felt that a commercial designation was appropriate.

Planning staff opened an Official Plan amendment file, liaised it to agencies, other City Departments and the public and prepared a report as directed. Comments were received from UTRCA and the City's SWM Unit but no further comments were received from the public.

A public meeting was held at Planning and Environment Committee (PEC) on November 5, 2012 and Council subsequently resolved on November 20, 2012;

13. *That, further to the direction provided by the Municipal Council at its meeting held on June 12, 2012 and based on the Official Plan Amendment relating to the west side of the property located at 1351 Hyde Park Road and the property located at 1369 Hyde Park Road, the following actions be taken:*

- a) *the Civic Administration **BE DIRECTED** to recirculate the revised application to include a Chapter 10 Special Provision to allow automotive repair on the west portion of 1351 Hyde Park Road and to change the designation of the properties located at 1351 and 1369 Hyde Park Road FROM a Multi-Family, Medium Density Residential designation, which permits residential uses up to a maximum density of 75 units per hectare TO a Main Street Commercial Corridor designation, to permit a wide range of pedestrian-orientated retail, office and personal service commercial uses; and,*

b) the Civic Administration **BE ASKED** to report back to a future public participation meeting of the Planning and Environment Committee;

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

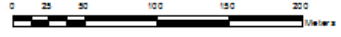
1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating the west portion of 1351-1357 Hyde Park Road in the City of London and 1369 Hyde Park Road in the City of London, as indicated on "Schedule 1" attached hereto from Multi-Family, Medium Density Residential to Main Street Commercial Corridor.
2. Section 10.1.3 (Policies for Specific Areas) is amended by adding the following special policy;

1351 and 1357 Hyde Park Road cxliv) In the Main Street Commercial Corridor designation applied to the west portion of 1351 and 1357 Hyde Park Road an automobile repair garage may also be permitted.

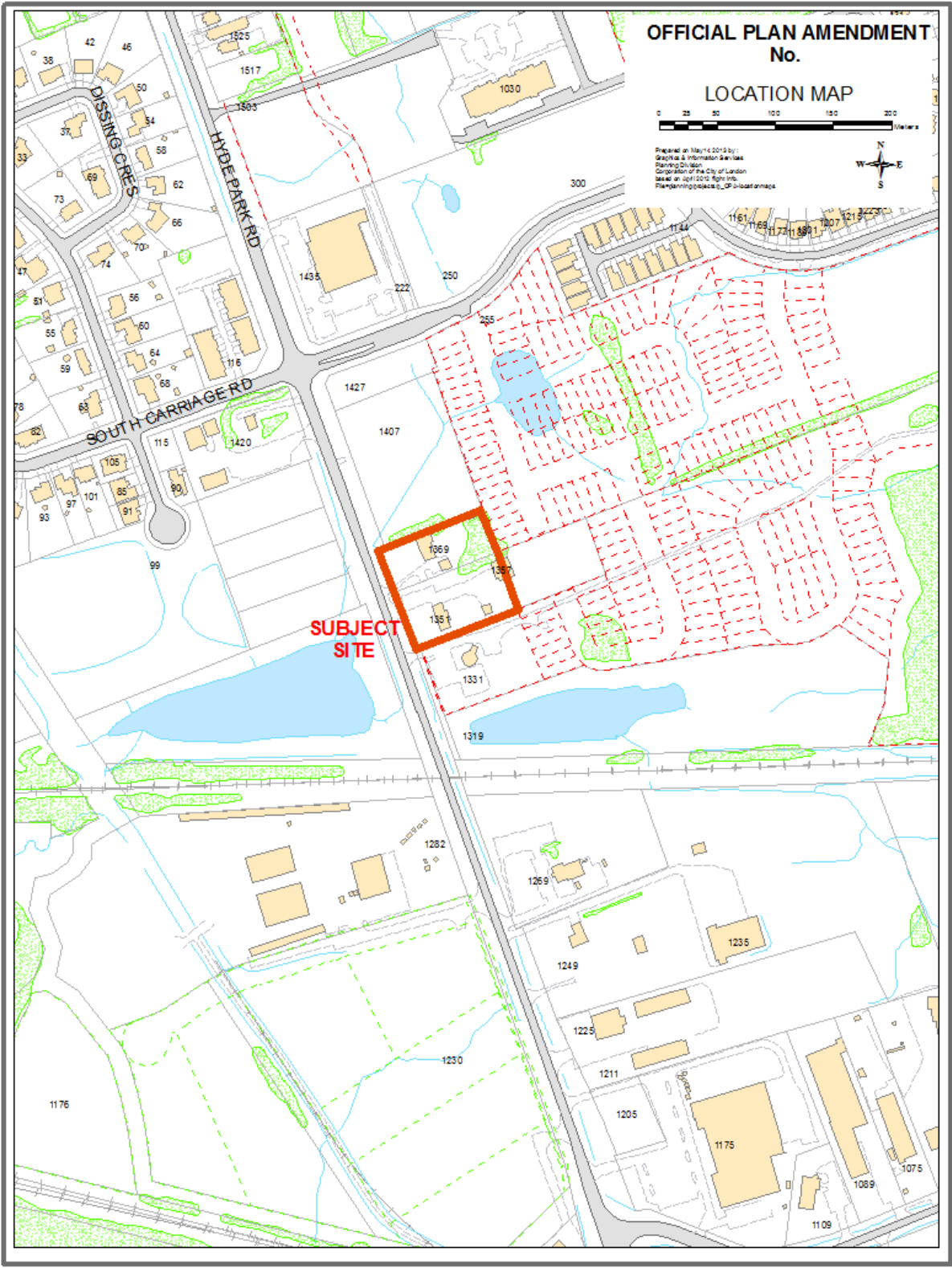
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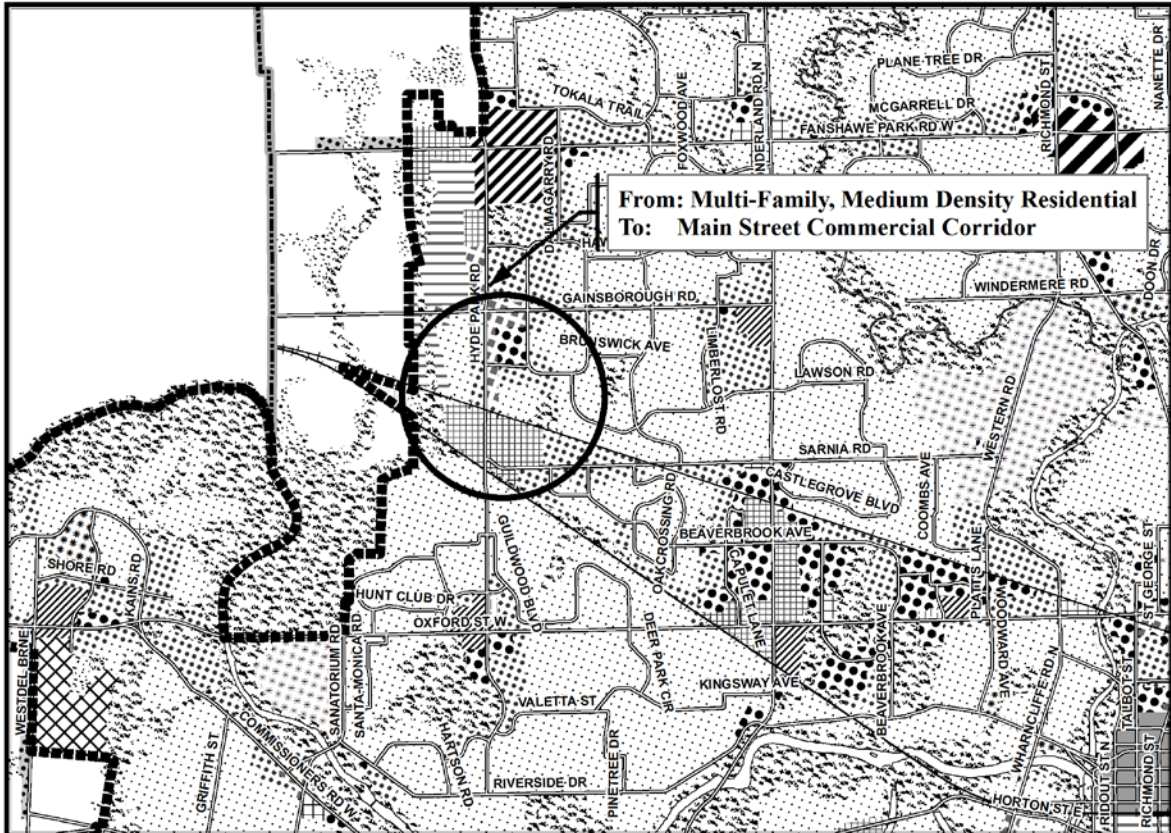
**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared on May 14, 2019 by:
Geomatics & Information Services
Planning Division
Corporation of the City of London
based on April 2019 Aerial Photo
Plan/Planning/Geomatics/OP/LocationMap





Legend

- | | |
|------------------------------------------|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement |
| Low Density Residential | Environmental Review |
| Office Area | Agriculture |
| Office/Residential | Urban Growth Boundary |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-8077

PLANNER: CP

TECHNICIAN: CK

DATE: 2012/10/9