

Bill No. 256
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1503 Hyde Park Road.

WHEREAS 2575707 Ontario Corp. (c/o Business Network Associates) has applied to rezone an area of land located at 1503 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;

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 1503 Hyde Park Road, as shown on the attached map comprising part of Key Map No. A101, from a holding Business District Commercial (h-91*BDC1/BDC2) Zone to a holding Business District Commercial Special Provision (h-91*BDC1(_)/BDC2) Zone. Section 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provisions:

BDC1(_) 1503 Hyde Park Road

a) Regulations:

Parking Standard for Apartment Buildings (Minimum)	1 space per unit
Parking Standard (Minimum)	1 per 25 square metres
Density (Maximum)	150 units per hectare
Height (Maximum)	8-storeys or 27.5 metres
Rear and Interior Side Yard Depth (Minimum)	1.0 metre per 1.0 metre of main building height, measured from the lot line abutting a residential zone
Front Yard Setback (1st and 2nd storeys)	1.0m (min) 2.0m (max)
Step-backs	Step back for the 3rd to 6th storeys (min): 2.0 metres plus the setback established for the 1st and 2nd storeys. Step back for the 7th and 8th storeys (min): 4.0 metres plus the setback established for the 1st and 2nd storeys. Balconies may be permitted to project 2.1m into the required 7 and 8 storey setbacks.

The primary entrance for the residential uses shall be designated and oriented towards Hyde Park Road;

The minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 75% of the measurement of the front lot front line.

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.

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.

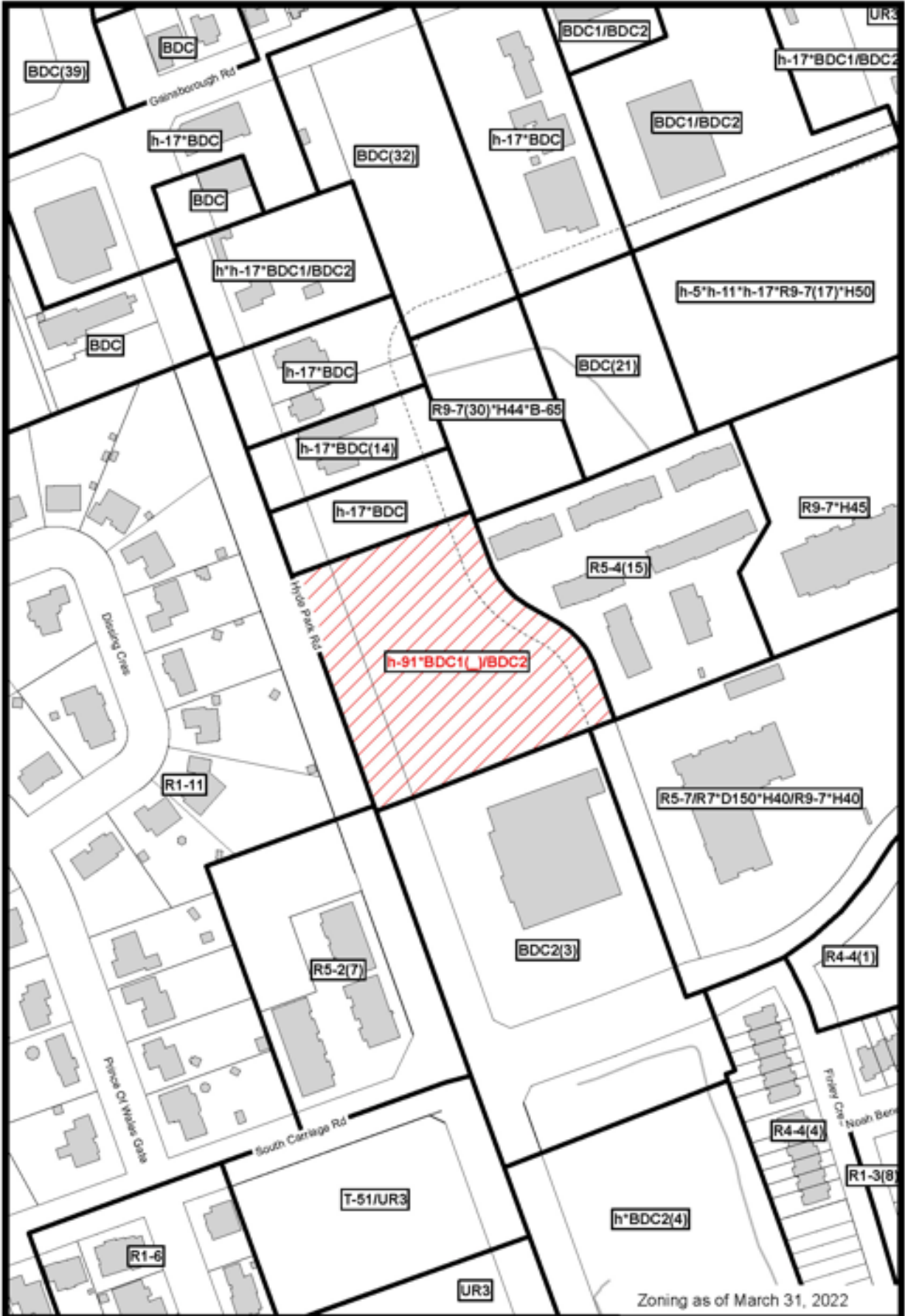
PASSED in Open Council on June 14, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – June 14, 2022
Second Reading – June 14, 2022
Third Reading – June 14, 2022

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



File Number: Z-9425

Planner: AS

Date Prepared: 2022/04/25

Technician: ZZ

By-Law No: Z.-1-

SUBJECT SITE 

1:2,127

0 10 20 40 60 80 Meters

