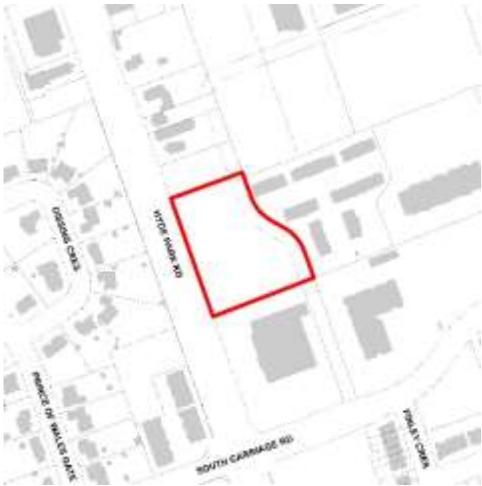




# NOTICE OF PLANNING APPLICATION

## Zoning By-law Amendment

### 1503 Hyde Park Road



**File: Z-9425**

**Applicant: 2575707 Ontario Corp. (c/o Business Network Associates)**

#### What is Proposed?

Zoning amendments to allow:

- 8-storey mixed-use building with 130 dwelling units and commercial uses on the ground floor.
- Special provisions to permit a reduced rear and interior side yard depth; reduced residential and commercial parking rate; increased height; a density of 150 units per hectare; and to establish additional built form standards.

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **November 24, 2021**

Monica Wu

[mwu@london.ca](mailto:mwu@london.ca)

519-661-CITY (2489) ext. 5924

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: Z-9425

[london.ca/planapps](https://london.ca/planapps)

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You may also discuss any concerns you have with your Ward Councillor:

Josh Morgan

[jmorgan@london.ca](mailto:jmorgan@london.ca)

519-661-CITY (2489) ext. 4007

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

Date of Notice: November 4, 2021

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a holding Business District Commercial (h-91\*BDC1/BDC2) Zone to a holding Business District Commercial Special Provision (h-91\*BDC1(\_)/BDC2) Zone to permit an 8-storey (27.5 metres) mixed-use building with 130 dwelling units and 782.5m<sup>2</sup> of commercial gross floor area on the ground floor. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** holding Business District Commercial (h-91\*BDC1/BDC2) Zone

**Permitted Uses:** apartment buildings, with all other permitted uses on the first floor; animal hospitals; bake shops; clinics; community centres; commercial recreational establishments; commercial parking structures/lots; converted dwellings; dwelling units restricted to rear portion of second floor or above with other permitted uses in the front portion of the ground floor; day care centres; financial institutions; fire halls; grocery stores; hotels; institutions; laboratories; libraries; medical/dental offices/ personal service establishments; places of worship retail stores; restaurants; service and repair establishments; studios; schools

**Special Provision(s):** N/A

**Height:** 12.0 metres

### Requested Zoning

**Zone:** holding Business District Commercial Special Provision (h-91\*BDC1(\_)/BDC2) Zone

**Permitted Uses:** apartment buildings, with all other permitted uses on the first floor; animal hospitals; bake shops; clinics; community centres; commercial recreational establishments; commercial parking structures/lots; converted dwellings; dwelling units restricted to rear portion of second floor or above with other permitted uses in the front portion of the ground floor; day care centres; financial institutions; fire halls; grocery stores; hotels; institutions; laboratories; libraries; medical/dental offices/ personal service establishments; places of worship retail stores; restaurants; service and repair establishments; studios; schools

**Special Provision(s):** a minimum interior and rear yard depth of 1.0m per 1.0m of main building height measured from the lot line abutting a residential zone, whereas a minimum of 3.0m plus 1.2m for each 3.0m of building height above the first 3.0m is required; a reduced residential parking rate of 1 space/unit, whereas a minimum of 1.25 spaces/unit is required; a reduced non-residential parking rate of 1 space/25m<sup>2</sup> of gross floor area, whereas a minimum of 1 space/15m<sup>2</sup> of gross floor area is required; a maximum height of 27.5m, whereas a maximum height of 12.0m is permitted; a maximum density of 150 units per hectare; the minimum width of the ground floor façade facing the lot line shall be greater than or equal to 75% of the measurement of the front lot line; and all portions of the façade (not including balconies and other projections) facing the front lot line above 6-storeys in height shall be setback a minimum of 2.0m from the portions of the front facing façade located closest to the street.

**Residential Density:** 150 units per hectare (130 dwelling units)

**Height:** 27.5 metres

The City may also consider additional special provisions as required.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document.

These lands are currently designated as Main Street Commercial Corridor (MSCC) in the 1989 Official Plan, which permits small-scale retail, office and entertainment uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings.

The subject lands are in the Main Street Place Type in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

# How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

## See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

## Attend a Community Information Meeting

A community information meeting will be held in your neighbourhood to present this proposal and obtain input from interested members of the public. You will receive a separate notice inviting you to this meeting, which will be held in advance of the Future Public Meeting described below. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Local Planning Appeal Tribunal.

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

# What Are Your Legal Rights?

## Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

## Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

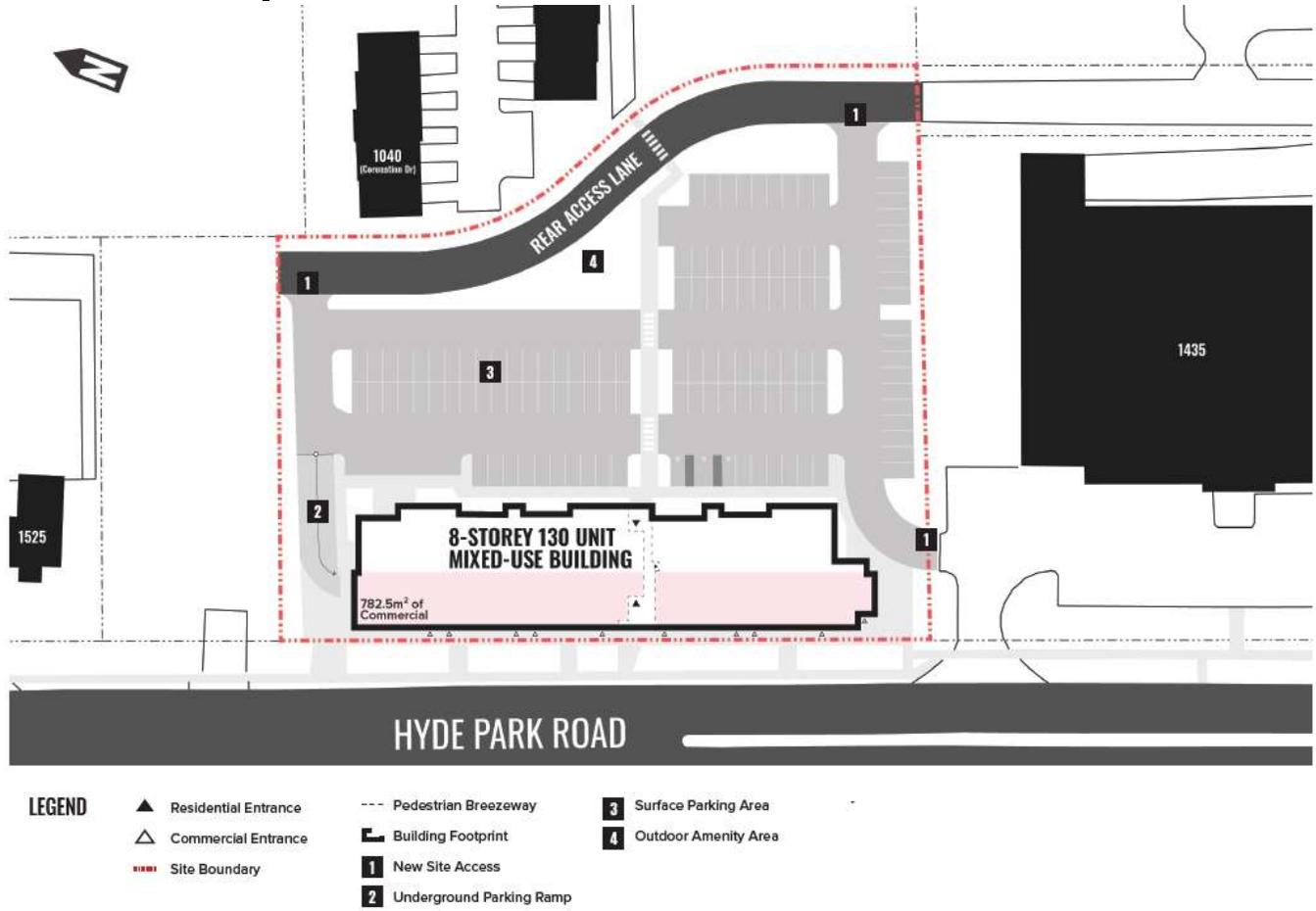
### **Notice of Collection of Personal Information**

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

### **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [developmentsservices@london.ca](mailto:developmentsservices@london.ca) for more information.

# Site Concept



The above image represents the applicant's proposal as submitted and may change.

# Building Renderings



View facing northwest on Hyde Park Road



View facing southeast on Hyde Park Road

**The above images represent the applicant's proposal as submitted and may change.**