



PROJECT BRIEF

1364, 1376, 1390 & 1408 HYDE PARK ROAD

LONDON / ON

[siv-ik] PLANNING
DESIGN

Client

City of London
(Municipal Housing Development)

Contact

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About The Project

The City of London's Housing Stability Action Plan 2019-2024 (HSAP) identifies the "Creation of More Housing Stock" as one of four Strategic Areas of Focus to respond to London's housing crisis. An action item therein is the development of publicly owned and available lands for affordable housing.

The HSAP outlines a need for a minimum of 3,000 new affordable housing units to be developed in the city over the next ten years to meet current and future needs. In late 2021, Municipal Council directed that the City prioritize the development of these 3,000 affordable housing units in the next five years. A report to the Community and Protective Services Committee dated November 23, 2021 outlines the City's Proposed Implementation of the "Roadmap to 3,000 Affordable Units" (Roadmap) Action Plan to achieve this target by 2026.

The City of London is the registered owner of a contiguous block of four properties known as 1364, 1374, 1390 and 1408 Hyde Park Road in London, ON. With the support of Siv-ik Planning & Design Inc., the City's Civic Administration (Municipal Housing Development Division) has undertaken a site-specific planning exercise to position these lands in a manner that adds them to the pipeline of shovel-ready sites available for the development of affordable housing.

Through this exercise, the project team has undertaken a robust, multi-phased, community engagement program. This brief provides a snapshot of the Official Plan, Zoning By-law Amendment and Concept Plan being brought forward for 1364, 1374, 1390 and 1408 Hyde Park Road. The brief also provides an overview of the team's unique approach to navigating this project from concept to reality and the conversations that occurred with residents and community stakeholders.

The City of London's Civic Administration, in accordance with the HSAP and Council's Strategic Priorities are taking an active role in the development of affordable housing and delivering on the City's Roadmap to 3,000 Affordable Units Action Plan. A major component of the strategy is to unlock the capacity of surplus municipal land to accommodate affordable housing development. **This unique plan will position this block of surplus land at 1364-1408 Hyde Park Road as part of the City's pipeline of shovel-ready projects, thereby expanding local capacity to address the delivery of affordable housing in London.**

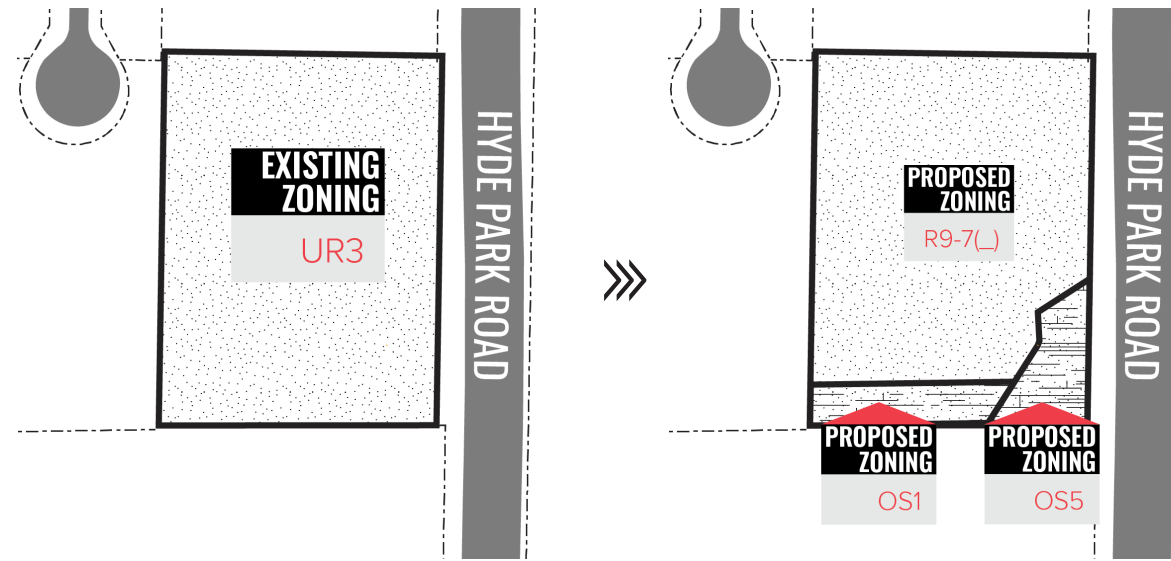


Concept & Zoning At-A-Glance

Zoning Approach

The proposed Zoning By-law Amendment will provide a framework for higher-density mixed housing development in various forms including cluster townhouses, cluster stacked townhouses and mid-rise apartment buildings up to a maximum of **24 metres in height (i.e. 7-storeys)** and a density of **150 units per hectare**.

The proposed zone and special regulations are structured to facilitate a limited range of desirable design outcomes including the concept plan shown in this brief. The zone is not tied to a specific development design, but will “lock-in” the key development and built form standards to guide the future detailed design process and Site Plan Control application.



Urban Towns

| | |
|------------------------------|---------------------------|
| Units | 17 |
| Building Heights | 2-Storeys |
| Floor Area (per unit) | est. 1,900sf |
| Bdrms | 3-4 Per Unit |
| Parking | 1 Per Unit |
| Amenity Space | 24m ² Per Unit |

Bldg 'A'

| | |
|-------------------------|-----------------------------|
| Units | Est. 60 |
| Building Heights | 6-Storeys |
| Gross Floor Area | 53,200sf |
| Bdrms | 0-3 Per Unit |
| Parking | 0.5 Per Unit |
| Amenity Space | 8.75m ² Per Unit |

Bldg 'B'

| | |
|-------------------------|---------------------------|
| Units | Est. 80 |
| Building Heights | 7-Storeys |
| Gross Floor Area | 102,300sf |
| Bdrms | 0-3 Per Unit |
| Parking | 0.5 Per Unit |
| Amenity Space | 71m ² Per Unit |

Note: The statistics above provide a breakdown of the building forms and projected densities shown in the conceptual development plan. The development concept is representative of the future intention for the project site and represents a desirable implementation of the proposed Zoning By-law Amendment. A dimensioned conceptual site plan has been prepared and is available for public download at www.siv-ik.ca/1364hp. The massing diagrams presented are not to be construed as architectural plans but rather an artist's interpretation of typical elements found in buildings of a similar scale as what is contemplated through the proposed Zoning By-law Amendment.



Note: Artist's Rendering of Conceptual Built Form.

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NW PERSPECTIVE



Note: Artist's Rendering of Conceptual Built Form.

SE PERSPECTIVE



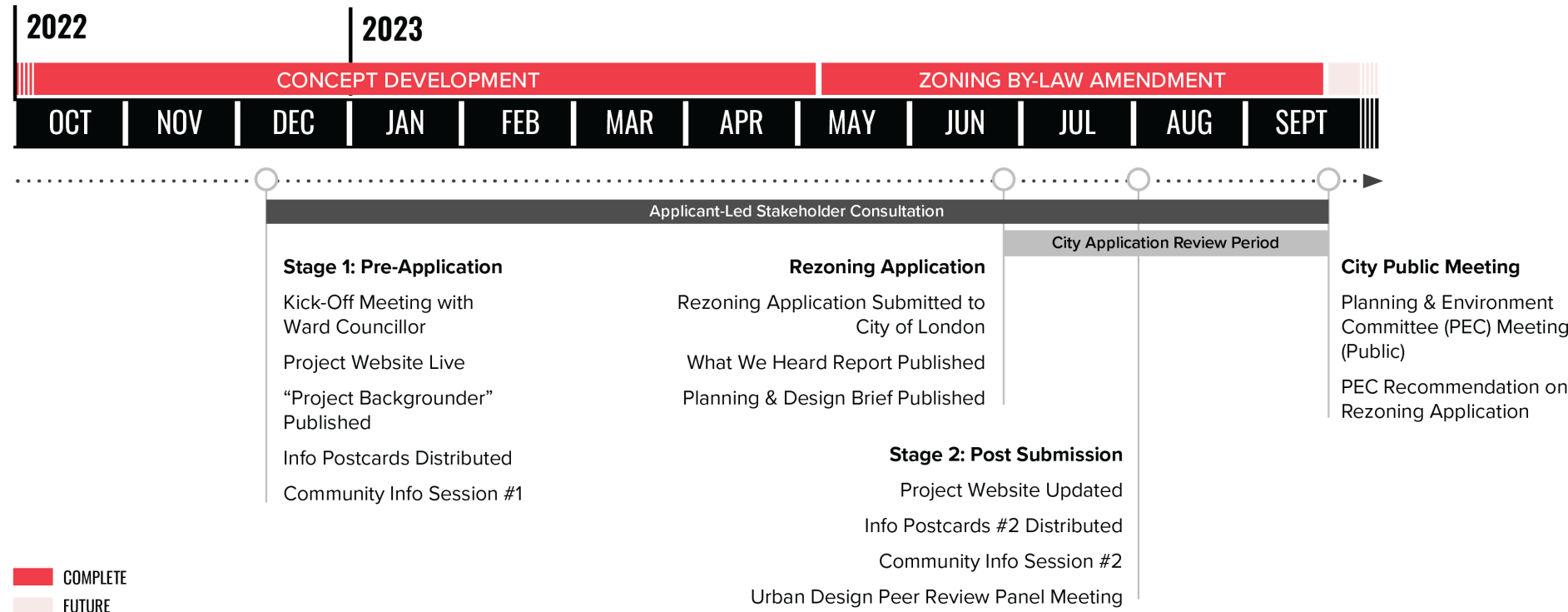
- 1 In coordination with the City of London Parks Planning & Design division, a 15 metre wide block along the southern boundary of the site will be dedicated and available to enhance the existing pathway connection north of the SWM block.
- 2 The banks of an intermittent stream located on the southeast portion of the site will be re-naturalized.

- 3 A green forecourt has been established in front of Building 'B' which will serve as on-site amenity space for residents and help to animate the adjacent public realm and main driveway entrance.
- 4 The proposed apartment buildings are envisioned with principal entrances facing directly to Hyde Park Road with direct pedestrian connections, strengthening ties to the pedestrian network and providing animation along the streetscape.

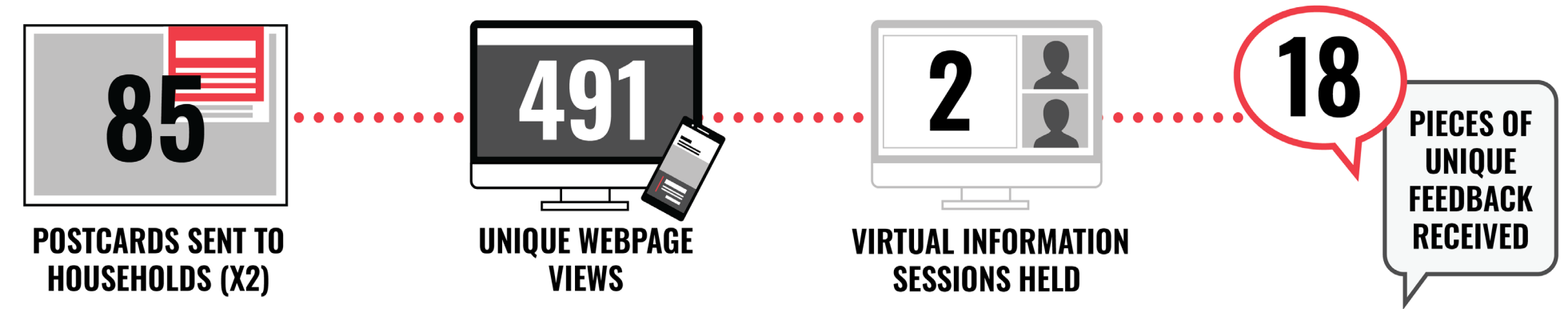
- 5 The new site access/main entrance has been envisioned as a complete linkage/ pedestrian through-way, enabling a single coordinated access for vehicle circulation across blocks and also providing community connectivity linking pedestrians to Canterbury Park.
- 6 The landing and terminus of the pedestrian through-way terminates at the eastern edge of Canterbury Park.

- 7 The orientation, placement and massing of the proposed built form has been structured in a manner than transitions across the site, with the lowest heights near the park entrance at Prince of Wales Gate and the highest heights towards the SWM block and Hyde Park Road.
- 8 Park-facing townhouse block with pedestrian walk and principal entrances that provide passive surveillance and eyes on the park while also providing an interesting and animated urban edge to the space.

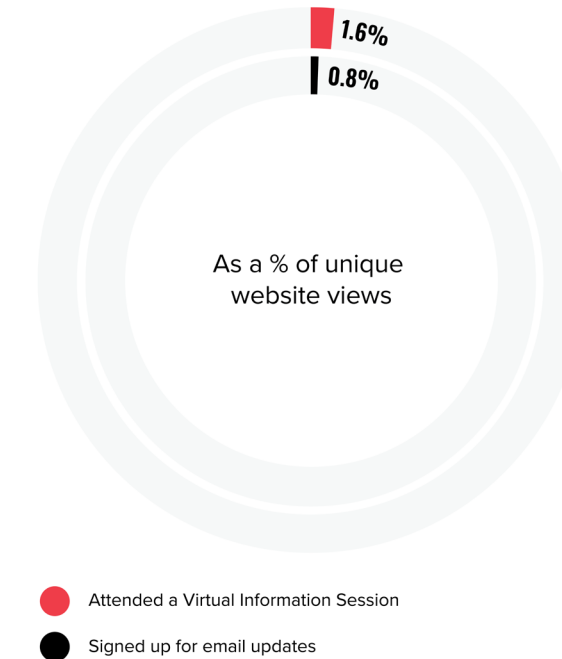
Project Timeline & Community Engagement



BY THE NUMBERS

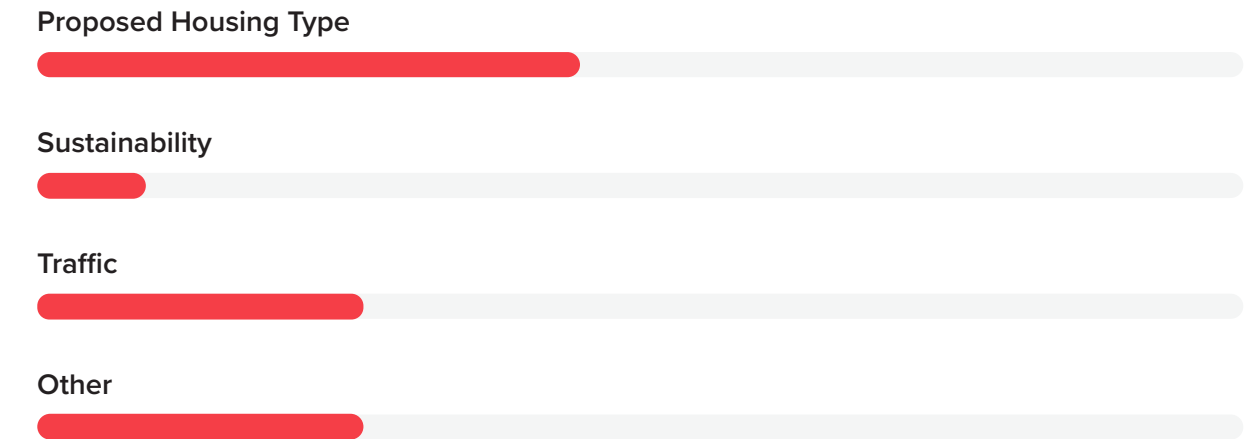


ENGAGEMENT



TOPICS OF INTEREST

Key topics of interest have been extracted from the feedback and comments provided. The table below shows the frequency that respondents provided feedback on specific topics. Some respondents provided feedback on more than one topic of interest. In some cases, comments were received that could not be organized into a topic of interest but were taken into consideration as part of this project.



NOTE: The graphics and text above represent highlights of our community engagement program. Further details regarding the engagement program and the verbatim feedback can be found in the 2023-06-30 What We Heard Report by Siv-ik Planning and Design Inc. The report is available for public download at www.siv-ik.ca/1364hp.