

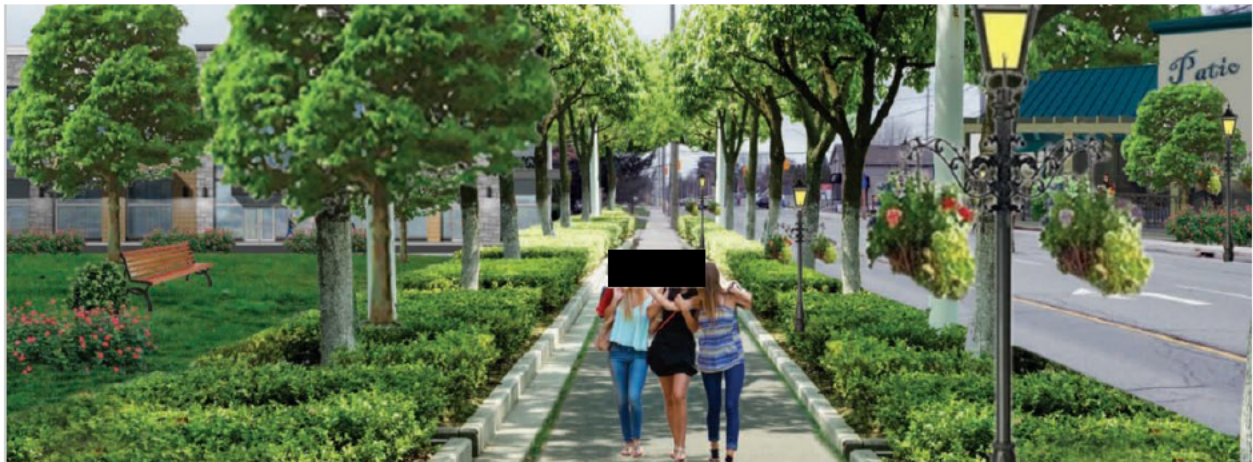
Attn: City of London Budget Committee
RE: **Business Case #P-42 as part of the 5-Year Community Improvement Plan (CIP) Review Implementation for the Hyde Park Business Improvement Association**

Dear City Councillors,

On behalf of the Hyde Park BIA, we wanted to provide further clarification and information related to our request for a CIP for the Hyde Park BIA with focus on Gainsborough Road and the Hamlet:

Since inception, the Hyde Park BIA has always placed a major thrust for the creation of the **Hyde Park Hamlet** running across Gainsborough Road.

However, the first CIP feasibility study completed in 2019 did not recommend us for a CIP. A big disappointment. However, as established last year through a review (with our Councillor and staff), it was determined that the rejection was in part because the 'development of the Hamlet' was not included in the study as it should have been; this resulted with Civic Administration making the request on behalf of the Hyde Park BIA to include in the business case in this year's multi-year budget.



Rendering of Gainsborough Road : 2018/2019

The vision for the Hyde Park Hamlet was first captured in Hyde Park's Official Community Plan back in the 70's - which was formally adopted by City of London Council, back in the day - but nothing ever materialized past that. The Hyde Park BIA has been advocating to bring this over 30-year-old vision to life by revitalizing Gainsborough Road, - we envision the Hyde Park Hamlet to be similar to Wortley Village, or the main streets in Byron and in Lambeth. A place and space for residents of NW London to gather, shop and be part of a walkable connected community.

As the Hyde Park BIA staff and board work to develop our first four-year Strat Plan, statistics gathered through a third-party consultant (Delta Leadership; Paul Hubert) late last year underscore the desires from surrounding community & businesses for a deep sense of community and an attractive business environment. A significant majority of Residents and Shoppers, totaling 79%, consider the development of a profound sense of community as either "Important" or "Very Important." Furthermore, 85% of residents express the same sentiment, indicating that "creating a clean and attractive environment for businesses" holds substantial importance in their households. Likewise, among businesses, 71% emphasize the importance of fostering a deep sense of community, while 81% highlight the significance of "creating a clean and attractive environment for businesses" as either "Important" or "Very Important."

The Hyde Park Community Regeneration Investigation dated August 12, 2019, from the City's Planning Dept. states under clause 3.1: "From 2008 to 2018, 7.52% of the total number of building permits in the city of London were issued in the Hyde Park area. As the Hyde Park area accounts for 2.4% of the land within the Urban Growth Boundary, it can be concluded that there was more building activity here than in the rest of the City."

Rolling that into the present, London is one of the fastest growing cities in the province and as per the attached Environics Report obtained from City Staff yesterday, the Hyde Park area is one of the fastest growing neighbourhoods in all of London. In the *last* five years, the Hyde Park area in NW London, (just within the BIA boundaries) had a growth rate of 12% compared to the entire City of London's growth rate of 8.36%. Further, the projection for the *next* five years (2023 to 2028) is 77.47% growth compared to the entire City of London's projected growth rate of 11.71%. We are one, if not the fastest growing areas in the City – and we really need the City to help support us with that growth.

A CIP is vital for proactively shaping the ongoing growth in Hyde Park, aligning with the city's strategic plans, and meeting the shared desires of residents and businesses for a strong sense of community and an attractive business environment. The Business Case includes a funding ask of \$100,000 in 2026 to implement incentives that will help build the Hamlet. **More than the investment though**, is the channeling of resources into the Hyde Park area to develop a streetscape plan contained within a CIP that will address deficiencies in physical infrastructure, commercial areas, traffic, transportation, and parking with opportunities for improvement. A CIP will help us to create a strong local sense of place and identity.

While we understand the inflationary budget constraints being felt by Council, the poverty, policing and safety, homelessness, and mental health pressures along with so much more, we do feel it important for the City to find balance in supporting other areas of the City – especially when we are experiencing exponential growth in the way that we are.

Given the very low dollar amount being requested, and the very high stakes for this area, we are hopeful and respectfully request that this be included in the City of London's multi-year budget. A few more points that we believe provide further justification for our request include:

- We are the only BIA in the City and one of the few across the province without a CIP toolkit even given there are sections of Gainsborough and Hyde Park Roads with Main Street designations. With our significant growth challenges, and the opportunities present that can come with that growth, having the streetscape planning tools that come with a CIP along with possible future incentives will allow us to bring the Hyde Park Hamlet to life which will act as an important anchor for this corner of London.
- In looking ahead, we believe that being approved for a CIP to investigate the viability of the Hamlet on Gainsborough Road with subsequent resources from the City's planning dept. to create a streetscape plan as part of our new official Community Plan for implementation will lay the groundwork for a cohesive community in a proactive manner.
- Should we be ready in 2026 for the \$100k that staff outlined in our request, the BIA would be willing to contribute 50% of that towards the CIP grant (\$50k) noting that what is most important to the Hyde Park BIA are the resources and planning toolkit that comes with a CIP.
- Last to note is that it has been asked on occasion why the Hyde Park BIA doesn't create our own Façade Grant:
 - Without an updated Community and Streetscape Plan, it would not be fiscally viable for the Hyde Park BIA to create such a grant. Further,
 - As confirmed with staff, BIA's and Municipalities are not permitted under the Ontario Municipal Act to bonus or provide grants to private entities outside the legal framework that a CIP provides.

Thank you very much for your review and consideration.

Warm Regards,

Donna

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Sign up for news from the Hyde Park Business Association!

DemoStats Trends | Population

Benchmark: Ontario

	2018		2023		Hyde Park BIA 2026		2028		2033		2018		2023		London (CY) 2026		2028		2033		
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Total Population by Age																					
Total Population	325	100.00	364	100.00	537	100.00	646	100.00	843	100.00	412,326	100.00	446,779	100.00	481,311	100.00	499,087	100.00	540,003	100.00	
Total 0 To 4	18	5.54	22	6.04	37	6.89	46	7.12	60	7.12	21,170	5.13	21,332	4.78	23,631	4.91	24,919	4.99	27,009	5.00	
Total 5 To 9	21	6.46	25	6.87	37	6.89	45	6.97	63	7.47	21,884	5.31	23,860	5.34	24,462	5.08	25,133	5.04	28,670	5.31	
Total 10 To 14	22	6.77	29	7.97	39	7.26	46	7.12	59	7.00	21,679	5.26	24,317	5.44	26,696	5.55	27,359	5.48	28,180	5.22	
Total 15 To 19	24	7.38	24	6.59	38	7.08	46	7.12	60	7.12	24,265	5.88	24,874	5.57	28,491	5.92	29,706	5.95	32,168	5.96	
Total 20 To 24	28	8.62	25	6.87	32	5.96	39	6.04	51	6.05	34,383	8.34	31,972	7.16	29,486	6.13	30,294	6.07	33,264	6.16	
Total 25 To 29	14	4.31	25	6.87	36	6.70	40	6.19	45	5.34	33,577	8.14	38,094	8.53	38,225	7.94	36,645	7.34	34,477	6.38	
Total 30 To 34	15	4.62	23	6.32	42	7.82	52	8.05	57	6.76	29,867	7.24	35,770	8.01	41,306	8.58	43,088	8.63	41,599	7.70	
Total 35 To 39	15	4.62	20	5.50	38	7.08	50	7.74	73	8.66	26,906	6.53	32,223	7.21	36,392	7.56	39,632	7.94	45,961	8.51	
Total 40 To 44	19	5.85	19	5.22	36	6.70	46	7.12	72	8.54	24,810	6.02	28,789	6.44	33,476	6.96	35,638	7.14	42,068	7.79	
Total 45 To 49	26	8.00	20	5.50	30	5.59	39	6.04	60	7.12	24,922	6.04	25,682	5.75	28,330	5.89	30,681	6.15	36,676	6.79	
Total 50 To 54	30	9.23	25	6.87	29	5.40	33	5.11	47	5.58	27,031	6.56	25,270	5.66	26,220	5.45	27,084	5.43	31,406	5.82	
Total 55 To 59	33	10.15	29	7.97	31	5.77	32	4.95	37	4.39	28,859	7.00	26,974	6.04	26,252	5.45	26,340	5.28	27,464	5.09	
Total 60 To 64	21	6.46	27	7.42	33	6.14	33	5.11	33	3.92	24,955	6.05	28,028	6.27	28,811	5.99	27,258	5.46	25,998	4.81	
Total 65 To 69	20	6.15	23	6.32	29	5.40	34	5.26	33	3.92	20,973	5.09	24,068	5.39	26,848	5.58	28,267	5.66	26,764	4.96	
Total 70 To 74	11	3.38	16	4.40	22	4.10	26	4.03	33	3.92	17,027	4.13	19,861	4.45	22,060	4.58	23,506	4.71	26,997	5.00	
Total 75 To 79	5	1.54	9	2.47	15	2.79	19	2.94	26	3.08	11,856	2.88	15,425	3.45	18,003	3.74	18,504	3.71	21,369	3.96	
Total 80 To 84	1	0.31	3	0.82	8	1.49	12	1.86	18	2.13	8,452	2.05	10,015	2.24	11,463	2.38	13,154	2.64	15,406	2.85	
Total 85 Or Older	3	0.92	1	0.28	6	1.12	9	1.39	16	1.90	9,710	2.35	10,225	2.29	11,159	2.32	11,879	2.38	14,527	2.69	
Average Age Of Total Population	--	39.00	--	38.31	--	37.72	--	37.56	--	37.36	--	40.25	--	40.69	--	40.92	--	41.05	--	41.36	
Median Age Of Total Population	--	41.73	--	37.31	--	36.02	--	35.93	--	36.89	--	38.55	--	38.54	--	38.85	--	39.05	--	39.85	
Male Population by Age																					
Males	156	48.00	177	48.63	261	48.60	314	48.61	408	48.40	202,162	49.03	219,823	49.20	236,861	49.21	245,662	49.22	265,627	49.19	
Males 0 To 4	11	3.38	12	3.30	19	3.54	23	3.56	30	3.56	10,801	2.62	10,866	2.43	11,900	2.47	12,569	2.52	13,555	2.51	
Males 5 To 9	11	3.38	14	3.85	19	3.54	24	3.71	32	3.80	11,166	2.71	12,246	2.74	12,537	2.60	12,843	2.57	14,509	2.69	
Males 10 To 14	11	3.38	14	3.85	20	3.72	23	3.56	30	3.56	10,962	2.66	12,467	2.79	13,753	2.86	14,054	2.82	14,422	2.67	
Males 15 To 19	10	3.08	13	3.57	19	3.54	23	3.56	30	3.56	12,379	3.00	12,667	2.83	14,583	3.03	15,271	3.06	16,563	3.07	
Males 20 To 24	11	3.38	10	2.75	15	2.79	18	2.79	25	2.97	17,806	4.32	16,192	3.62	14,804	3.08	15,312	3.07	16,943	3.14	
Males 25 To 29	6	1.85	11	3.02	16	2.98	18	2.79	21	2.49	17,258	4.19	19,989	4.47	19,538	4.06	18,354	3.68	17,148	3.18	
Males 30 To 34	8	2.46	11	3.02	20	3.72	24	3.71	27	3.20	14,906	3.62	18,118	4.05	21,261	4.42	22,280	4.46	20,707	3.83	
Males 35 To 39	7	2.15	10	2.75	18	3.35	23	3.56	34	4.03	13,332	3.23	16,058	3.59	18,308	3.80	20,030	4.01	23,595	4.37	
Males 40 To 44	8	2.46	9	2.47	17	3.17	22	3.41	34	4.03	12,183	2.96	14,264	3.19	16,727	3.48	17,843	3.58	21,307	3.95	
Males 45 To 49	13	4.00	9	2.47	14	2.61	19	2.94	30	3.56	12,375	3.00	12,671	2.84	14,015	2.91	15,276	3.06	18,438	3.41	
Males 50 To 54	16	4.92	12	3.30	14	2.61	16	2.48	24	2.85	13,369	3.24	12,524	2.80	12,963	2.69	13,353	2.68	15,609	2.89	
Males 55 To 59	17	5.23	16	4.40	16	2.98	16	2.48	19	2.25	14,070	3.41	13,257	2.97	12,961	2.69	12,982	2.60	13,458	2.49	
Males 60 To 64	9	2.77	12	3.30	16	2.98	16	2.48	17	2.02	11,862	2.88	13,557	3.03	14,062	2.92	13,294	2.66	12,699	2.35	
Males 65 To 69	11	3.38	11	3.02	14	2.61	16	2.48	16	1.90	9,749	2.36	11,219	2.51	12,620	2.62	13,403	2.69	12,823	2.38	
Males 70 To 74	5	1.54	7	1.92	10	1.86	13	2.01	15	1.78	7,773	1.89	9,046	2.02	10,039	2.09	10,784	2.16	12,520	2.32	
Males 75 To 79	2	0.61	5	1.37	7	1.30	8	1.24	12	1.42	5,244	1.27	6,833	1.53	7,957	1.65	8,205	1.64	9,478	1.75	
Males 80 To 84	0	0.00	2	0.55	4	0.74	5	0.77	7	0.83	3,568	0.86	4,283	0.96	4,903	1.02	5,615	1.13	6,595	1.22	
Males 85 Or Older	0	0.00	0	0.00	3	0.56	4	0.62	7	0.83	3,359	0.81	3,566	0.80	3,930	0.82	4,194	0.84	5,258	0.97	
Average Age Of Male Population	--	38.17	--	37.91	--	37.27	--	36.56	--	36.99	--	39.09	--	39.53	--	39.81	--	39.96	--	40.33	
Median Age Of Male Population	--	42.07	--	36.94	--	35.67	--	35.53	--	36.54	--	37.11	--	37.22	--	37.67	--	37.97	--	39.01	
Female Population by Age																					
Females	169	52.00	187	51.37	276	51.40	332	51.39	434	51.48	210,164	50.97	226,956	50.80	244,450	50.79	253,425	50.78	274,376	50.81	
Females 0 To 4	7	2.15	9	2.47	18	3.35	22	3.41	30	3.56	10,369	2.52	10,466	2.34	11,731	2.44	12,350	2.48	13,454	2.49	
Females 5 To 9	10	3.08	12	3.30	17	3.17	21	3.25	31	3.68	10,718	2.60	11,614	2.60	11,925	2.48	12,290	2.46	14,161	2.62	
Females 10 To 14	11	3.38	15	4.12	19	3.54	23	3.56	30	3.56	10,717	2.60	11,850	2.65	12,943	2.69	13,305	2.67	13,758	2.55	
Females 15 To 19	14	4.31	11	3.02	19	3.54	23	3.56	30	3.56	11,886	2.88	12,207	2.73	13,908	2.89	14,435	2.89	15,605	2.89	
Females 20 To 24	17	5.23	16	4.40	17	3.17	20	3.10	26	3.08	16,577	4.02	15,780	3.53	14,682	3.05	14,982	3.00	16,321	3.02	
Females 25 To 29	9	2.77	14	3.85	20	3.72	21	3.25	24	2.85	16,319	3.96	18,105	4.05	18,687	3.88	18,291	3.67	17,329	3.21	
Females 30 To 34	7	2.15	12	3.30	22	4.10	28	4.33	31	3.68	14,961	3.63	17,652	3.95	20,045	4.17	20,808	4.17	20,892	3.87	

DemoStats Trends | Population

Benchmark: Ontario

	2018		2023		Hyde Park BIA 2026		2028		2033		2018		2023		London (CY) 2026		2028		2033		
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Females 35 To 39	8	2.46	10	2.75	20	3.72	27	4.18	39	4.63	13,574	3.29	16,165	3.62	18,084	3.76	19,602	3.93	22,366	4.14	
Females 40 To 44	11	3.38	10	2.75	18	3.35	24	3.71	38	4.51	12,627	3.06	14,525	3.25	16,749	3.48	17,795	3.57	20,761	3.85	
Females 45 To 49	13	4.00	11	3.02	16	2.98	20	3.10	31	3.68	12,547	3.04	13,011	2.91	14,315	2.97	15,405	3.09	18,238	3.38	
Females 50 To 54	14	4.31	12	3.30	15	2.79	17	2.63	24	2.85	13,662	3.31	12,746	2.85	13,257	2.75	13,731	2.75	15,797	2.92	
Females 55 To 59	16	4.92	13	3.57	15	2.79	16	2.48	18	2.13	14,789	3.59	13,717	3.07	13,291	2.76	13,358	2.68	14,006	2.59	
Females 60 To 64	12	3.69	16	4.40	17	3.17	17	2.63	17	2.02	13,093	3.17	14,471	3.24	14,749	3.06	13,964	2.80	13,299	2.46	
Females 65 To 69	9	2.77	12	3.30	15	2.79	18	2.79	17	2.02	11,224	2.72	12,849	2.88	14,228	2.96	14,864	2.98	13,941	2.58	
Females 70 To 74	6	1.85	9	2.47	12	2.23	14	2.17	18	2.13	9,254	2.24	10,815	2.42	12,021	2.50	12,722	2.55	14,477	2.68	
Females 75 To 79	3	0.92	4	1.10	8	1.49	10	1.55	14	1.66	6,612	1.60	8,592	1.92	10,046	2.09	10,299	2.06	11,891	2.20	
Females 80 To 84	0	0.00	1	0.28	4	0.74	7	1.08	11	1.30	4,884	1.18	5,732	1.28	6,560	1.36	7,539	1.51	8,811	1.63	
Females 85 Or Older	3	0.92	1	0.28	3	0.56	4	0.62	9	1.07	6,351	1.54	6,659	1.49	7,229	1.50	7,685	1.54	9,269	1.72	
Average Age Of Female Population	--	39.44	--	38.88	--	37.96	--	38.06	--	38.28	--	41.36	--	41.81	--	42.00	--	42.12	--	42.37	
Median Age Of Female Population	--	41.01	--	37.44	--	36.33	--	36.45	--	37.24	--	39.98	--	39.88	--	40.06	--	40.17	--	40.77	
Total Household Population by Age																					
Household Population	325	100.00	363	100.00	533	100.00	640	100.00	835	100.00	406,317	100.00	440,643	100.00	474,842	100.00	492,258	100.00	532,306	100.00	
Household Population 0 To 4	18	5.54	22	6.06	37	6.94	46	7.19	60	7.19	20,942	5.15	21,175	4.81	23,467	4.94	24,749	5.03	26,825	5.04	
Household Population 5 To 9	21	6.46	25	6.89	37	6.94	45	7.03	63	7.54	21,653	5.33	23,698	5.38	24,303	5.12	24,973	5.07	28,481	5.35	
Household Population 10 To 14	22	6.77	29	7.99	39	7.32	46	7.19	59	7.07	21,458	5.28	24,145	5.48	26,512	5.58	27,179	5.52	27,995	5.26	
Household Population 15 To 19	24	7.38	24	6.61	38	7.13	46	7.19	60	7.19	24,265	5.97	24,874	5.64	28,488	6.00	29,706	6.04	32,168	6.04	
Household Population 20 To 24	28	8.62	25	6.89	31	5.82	38	5.94	51	6.11	34,119	8.40	31,745	7.20	29,279	6.17	30,097	6.11	33,066	6.21	
Household Population 25 To 29	14	4.31	25	6.89	36	6.75	40	6.25	45	5.39	33,445	8.23	37,938	8.61	38,074	8.02	36,510	7.42	34,356	6.45	
Household Population 30 To 34	15	4.62	23	6.34	42	7.88	52	8.13	57	6.83	29,707	7.31	35,567	8.07	41,082	8.65	42,856	8.71	41,372	7.77	
Household Population 35 To 39	15	4.62	20	5.51	38	7.13	50	7.81	73	8.74	25,929	6.38	31,010	7.04	35,072	7.39	38,191	7.76	44,301	8.32	
Household Population 40 To 44	19	5.85	19	5.23	36	6.75	46	7.19	72	8.62	24,810	6.11	28,789	6.53	33,472	7.05	35,638	7.24	42,067	7.90	
Household Population 45 To 49	26	8.00	20	5.51	30	5.63	38	5.94	60	7.19	24,809	6.11	25,568	5.80	28,208	5.94	30,556	6.21	36,535	6.86	
Household Population 50 To 54	30	9.23	25	6.89	29	5.44	33	5.16	47	5.63	26,844	6.61	25,105	5.70	26,051	5.49	26,917	5.47	31,215	5.86	
Household Population 55 To 59	33	10.15	29	7.99	31	5.82	32	5.00	37	4.43	28,859	7.10	26,973	6.12	26,245	5.53	26,337	5.35	27,462	5.16	
Household Population 60 To 64	21	6.46	27	7.44	33	6.19	33	5.16	33	3.95	24,818	6.11	27,879	6.33	28,659	6.04	27,121	5.51	25,865	4.86	
Household Population 65 To 69	20	6.15	23	6.34	28	5.25	33	5.16	32	3.83	20,901	5.14	24,001	5.45	26,776	5.64	28,198	5.73	26,689	5.01	
Household Population 70 To 74	11	3.38	16	4.41	21	3.94	25	3.91	31	3.71	16,798	4.13	19,628	4.45	21,818	4.59	23,251	4.72	26,705	5.02	
Household Population 75 To 79	5	1.54	9	2.48	13	2.44	16	2.50	22	2.63	11,470	2.82	15,030	3.41	17,570	3.70	18,072	3.67	20,884	3.92	
Household Population 80 To 84	1	0.31	3	0.83	8	1.50	12	1.88	18	2.16	7,886	1.94	9,413	2.14	10,799	2.27	12,416	2.52	14,601	2.74	
Household Population 85 Or Older	3	0.92	1	0.28	5	0.94	7	1.09	15	1.80	7,604	1.87	8,105	1.84	8,967	1.89	9,491	1.93	11,719	2.20	
Average Age Of Total Household Population	--	39.00	--	38.41	--	37.24	--	36.94	--	36.99	--	39.95	--	40.39	--	40.64	--	40.76	--	41.05	
Median Age Of Total Household Population	--	41.73	--	37.31	--	35.76	--	35.59	--	36.62	--	38.34	--	38.36	--	38.70	--	38.90	--	39.73	

DemoStats Trends | Families

Benchmark: Ontario

	2018		2023		Hyde Park BIA 2026		2028		2033		2018		2023		London (CY) 2026		2028		2033	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Common-Law Couple Family Households	4	4.60	3	3.26	6	4.35	6	3.59	9	4.13	13,903	12.74	14,386	12.58	15,252	12.47	15,779	12.43	16,934	12.40
Without Children At Home	2	2.30	2	2.17	3	2.17	3	1.80	4	1.83	8,960	8.21	9,297	8.13	9,870	8.07	10,221	8.05	11,013	8.06
With Children At Home	2	2.30	1	1.09	3	2.17	4	2.40	4	1.83	4,943	4.53	5,089	4.45	5,382	4.40	5,558	4.38	5,921	4.33
1 Child	2	2.30	1	1.09	2	1.45	3	1.80	4	1.83	2,194	2.01	2,240	1.96	2,375	1.94	2,456	1.94	2,635	1.93
2 Children	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,748	1.60	1,818	1.59	1,922	1.57	1,980	1.56	2,092	1.53
3 Or More Children	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,001	0.92	1,031	0.90	1,085	0.89	1,122	0.88	1,194	0.87
Total Lone-Parent Family Households	9	10.35	10	10.87	14	10.14	17	10.18	22	10.09	20,767	19.03	21,260	18.60	22,454	18.36	23,115	18.21	24,686	18.07
1 Child	6	6.90	6	6.52	10	7.25	12	7.19	16	7.34	12,787	11.72	13,109	11.47	13,843	11.32	14,258	11.23	15,245	11.16
2 Children	3	3.45	3	3.26	4	2.90	5	2.99	6	2.75	5,892	5.40	6,030	5.28	6,389	5.22	6,582	5.19	7,033	5.15
3 Or More Children	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2,088	1.91	2,121	1.85	2,222	1.82	2,275	1.79	2,408	1.76
Female Parent Family Households	8	9.20	9	9.78	13	9.42	16	9.58	20	9.17	16,722	15.32	17,130	14.98	18,075	14.78	18,608	14.66	19,872	14.55
1 Child	6	6.90	6	6.52	10	7.25	12	7.19	16	7.34	10,121	9.27	10,397	9.10	10,967	8.97	11,290	8.89	12,097	8.86
2 Children	2	2.30	2	2.17	3	2.17	4	2.40	4	1.83	4,910	4.50	5,011	4.38	5,318	4.35	5,475	4.31	5,839	4.28
3 Or More Children	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,691	1.55	1,722	1.51	1,790	1.46	1,843	1.45	1,936	1.42
Male Parent Family Households	1	1.15	1	1.09	1	0.72	1	0.60	2	0.92	4,045	3.71	4,130	3.61	4,379	3.58	4,507	3.55	4,814	3.52
1 Child	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2,666	2.44	2,712	2.37	2,876	2.35	2,968	2.34	3,148	2.31
2 Children	1	1.15	1	1.09	1	0.72	1	0.60	2	0.92	982	0.90	1,019	0.89	1,071	0.88	1,107	0.87	1,194	0.87
3 Or More Children	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	397	0.36	399	0.35	432	0.35	432	0.34	472	0.35
Family Households with Children Living at Home	--	56.08	--	55.75	--	55.62	--	55.88	--	55.60	--	38.20	--	38.34	--	38.25	--	38.20	--	37.92
Total Children At Home by Age																				
Total Number Of Children At Home	109	100.00	120	100.00	172	100.00	208	100.00	274	100.00	118,869	100.00	124,973	100.00	133,447	100.00	138,467	100.00	148,507	100.00
0 To 4	16	14.68	17	14.17	24	13.95	29	13.94	37	13.50	20,319	17.09	19,768	15.82	21,648	16.22	22,614	16.33	24,162	16.27
5 To 9	19	17.43	22	18.33	31	18.02	37	17.79	48	17.52	21,108	17.76	21,457	17.17	22,150	16.60	22,722	16.41	25,065	16.88
10 To 14	17	15.60	19	15.83	27	15.70	33	15.87	43	15.69	20,617	17.34	21,061	16.85	22,704	17.01	23,344	16.86	24,255	16.33
15 To 19	22	20.18	21	17.50	34	19.77	42	20.19	56	20.44	21,202	17.84	20,899	16.72	22,908	17.17	23,745	17.15	25,269	17.02
20 To 24	22	20.18	21	17.50	28	16.28	35	16.83	46	16.79	16,795	14.13	17,081	13.67	17,695	13.26	18,479	13.35	20,163	13.58
25 Or More	13	11.93	20	16.67	27	15.70	32	15.38	44	16.06	18,828	15.84	24,707	19.77	26,342	19.74	27,563	19.91	29,593	19.93
Average Children Per Census Family	--	1.23	--	1.26	--	1.22	--	1.22	--	1.22	--	1.07	--	1.07	--	1.07	--	1.07	--	1.06
Average Children Per Census Family Household	--	1.25	--	1.30	--	1.25	--	1.25	--	1.26	--	1.09	--	1.09	--	1.09	--	1.09	--	1.09
Average Children Per Household	--	1.02	--	1.06	--	1.02	--	1.02	--	1.02	--	0.68	--	0.69	--	0.69	--	0.69	--	0.68

DemoStats Trends | Household & Housing

Benchmark: Ontario

	2018		2023		Hyde Park BIA 2026		2028		2033		2018		2023		London (CY) 2026		2028		2033		
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Households by Maintainer Age																					
Total Households For Maintainer Ages	107	100.00	113	100.00	169	100.00	204	100.00	268	100.00	174,268	100.00	181,908	100.00	194,616	100.00	202,057	100.00	218,362	100.00	
Maintainers 15 To 24	1	0.94	1	0.89	1	0.59	1	0.49	1	0.37	8,769	5.03	7,370	4.05	7,330	3.77	7,566	3.75	8,149	3.73	
Maintainers 25 To 34	6	5.61	16	14.16	27	15.98	32	15.69	36	13.43	29,709	17.05	31,998	17.59	33,718	17.32	33,637	16.65	31,676	14.51	
Maintainers 35 To 44	15	14.02	21	18.58	48	28.40	66	32.35	101	37.69	28,281	16.23	31,795	17.48	35,968	18.48	38,708	19.16	45,075	20.64	
Maintainers 45 To 54	28	26.17	22	19.47	30	17.75	39	19.12	58	21.64	31,070	17.83	29,238	16.07	30,824	15.84	32,593	16.13	38,205	17.50	
Maintainers 55 To 64	35	32.71	40	35.40	47	27.81	48	23.53	52	19.40	33,089	18.99	32,504	17.87	32,183	16.54	31,366	15.52	31,207	14.29	
Maintainers 65 To 74	16	14.95	11	9.73	14	8.28	16	7.84	17	6.34	24,026	13.79	26,973	14.83	29,655	15.24	31,458	15.57	32,584	14.92	
Maintainers 75 Or Older	5	4.67	3	2.65	3	1.77	3	1.47	3	1.12	19,324	11.09	22,030	12.11	24,938	12.81	26,729	13.23	31,466	14.41	
Average Maintainer Age	--	54.44	--	51.80	--	49.07	--	48.10	--	46.99	--	51.55	--	52.02	--	52.23	--	52.40	--	52.80	
Median Maintainer Age	--	55.86	--	53.90	--	47.83	--	45.76	--	44.57	--	51.64	--	51.81	--	51.54	--	51.37	--	51.14	
Households by Size of Household																					
Total Households For Household Size	107	100.00	113	100.00	169	100.00	204	100.00	268	100.00	174,268	100.00	181,908	100.00	194,616	100.00	202,057	100.00	218,362	100.00	
1 Person	18	16.82	17	15.04	25	14.79	31	15.20	40	14.93	55,298	31.73	56,569	31.10	60,355	31.01	62,554	30.96	67,535	30.93	
2 Persons	34	31.78	36	31.86	54	31.95	65	31.86	85	31.72	58,810	33.75	60,698	33.37	64,942	33.37	67,423	33.37	72,904	33.39	
3 Persons	18	16.82	17	15.04	25	14.79	30	14.71	39	14.55	25,479	14.62	26,503	14.57	28,289	14.54	29,340	14.52	31,684	14.51	
4 Persons	23	21.50	22	19.47	33	19.53	40	19.61	53	19.78	21,889	12.56	23,321	12.82	25,070	12.88	26,122	12.93	28,272	12.95	
5 or More Persons	14	13.08	21	18.58	31	18.34	38	18.63	50	18.66	12,792	7.34	14,817	8.14	15,960	8.20	16,618	8.22	17,967	8.23	
Number Of Persons In Private Households	306	2.86	341	3.02	507	3.00	612	3.00	803	3.00	406,317	2.33	440,643	2.42	474,842	2.44	492,258	2.44	532,306	2.44	
Average Number Of Persons In Private Households	--	2.86	--	3.02	--	3.00	--	3.00	--	3.00	--	2.33	--	2.42	--	2.44	--	2.44	--	2.44	
Households by Household Type																					
Total Households For Household Type	107	100.00	113	100.00	169	100.00	204	100.00	268	100.00	174,268	100.00	181,908	100.00	194,616	100.00	202,057	100.00	218,362	100.00	
Total Family Households	87	81.31	92	81.42	138	81.66	167	81.86	218	81.34	109,128	62.62	114,319	62.84	122,273	62.83	126,932	62.82	136,596	62.55	
One-Family Households	86	80.37	91	80.53	135	79.88	164	80.39	215	80.22	107,237	61.54	112,333	61.75	120,146	61.73	124,735	61.73	134,229	61.47	
Multiple-Family Households	1	0.94	1	0.89	2	1.18	2	0.98	3	1.12	1,891	1.08	1,986	1.09	2,127	1.09	2,197	1.09	2,367	1.08	
Non-Family Households	20	18.69	21	18.58	31	18.34	38	18.63	50	18.66	65,140	37.38	67,589	37.16	72,343	37.17	75,125	37.18	81,766	37.45	
One-Person Households	19	17.76	20	17.70	31	18.34	37	18.14	49	18.28	55,734	31.98	57,693	31.72	61,667	31.69	64,015	31.68	69,607	31.88	
People 65 Years Or Over Living Alone	7	6.54	10	8.85	14	8.28	18	8.82	23	8.58	17,620	10.11	19,752	10.86	21,744	11.17	22,857	11.31	24,843	11.38	
Two-Or-More-Person Households	0	0.00	1	0.89	1	0.59	1	0.49	1	0.37	9,406	5.40	9,896	5.44	10,676	5.49	11,110	5.50	12,159	5.57	
Occupied Private Dwellings by Tenure																					
Total Households For Tenure	107	100.00	113	100.00	169	100.00	204	100.00	268	100.00	174,268	100.00	181,908	100.00	194,616	100.00	202,057	100.00	218,362	100.00	
Owned	83	77.57	89	78.76	130	76.92	157	76.96	200	74.63	103,189	59.21	104,482	57.44	110,400	56.73	114,088	56.46	121,517	55.65	
Rented	24	22.43	24	21.24	39	23.08	48	23.53	69	25.75	71,079	40.79	77,426	42.56	84,216	43.27	87,969	43.54	96,845	44.35	
Band Housing	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	
Occupied Private Dwellings by Structure Type																					
Total Households For Structure Type	107	100.00	113	100.00	169	100.00	204	100.00	268	100.00	174,268	100.00	181,908	100.00	194,616	100.00	202,057	100.00	218,362	100.00	
Houses	100	93.46	106	93.81	159	94.08	194	95.10	255	95.15	114,689	65.81	119,128	65.49	127,106	65.31	131,780	65.22	141,876	64.97	
Single-Detached House	90	84.11	93	82.30	142	84.02	173	84.80	227	84.70	86,044	49.38	88,457	48.63	94,052	48.33	97,384	48.20	104,527	47.87	
Semi-Detached House	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	6,135	3.52	6,110	3.36	6,409	3.29	6,588	3.26	6,948	3.18	
Row House	10	9.35	12	10.62	18	10.65	21	10.29	27	10.07	22,510	12.92	24,561	13.50	26,645	13.69	27,808	13.76	30,401	13.92	
Apartment, Building Low And High Rise	6	5.61	7	6.20	9	5.33	11	5.39	13	4.85	59,261	34.01	62,450	34.33	67,159	34.51	69,915	34.60	76,096	34.85	
Apartment, Building That Has Five Or More Story	3	2.80	4	3.54	4	2.37	4	1.96	4	1.49	36,778	21.10	39,368	21.64	42,565	21.87	44,414	21.98	48,661	22.29	
Apartment, Building That Has Fewer Than Five Story	3	2.80	2	1.77	4	2.37	5	2.45	7	2.61	17,914	10.28	18,476	10.16	19,739	10.14	20,469	10.13	22,056	10.10	
Detached Duplex	1	0.94	1	0.89	1	0.59	1	0.49	2	0.75	4,569	2.62	4,606	2.53	4,855	2.50	5,032	2.49	5,379	2.46	
Other Dwelling Types	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	318	0.18	330	0.18	351	0.18	362	0.18	390	0.18	
Other Single-Attached House	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	161	0.09	159	0.09	165	0.09	168	0.08	178	0.08	
Movable Dwelling	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	157	0.09	171	0.09	186	0.10	194	0.10	212	0.10	

DemoStats Trends | Diversity

Benchmark: Ontario

	2018		2023		Hyde Park BIA 2026		2028		2033		2018		2023		London (CY) 2026		2028		2033		
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Household Population by Visible Minority Status																					
Household Population For Visible Minority	325	100.00	363	100.00	533	100.00	640	100.00	835	100.00	406,317	100.00	440,643	100.00	474,842	100.00	492,258	100.00	532,306	100.00	
Visible Minority Total	74	22.77	86	23.69	122	22.89	149	23.28	208	24.91	94,840	23.34	104,358	23.68	115,801	24.39	123,419	25.07	141,195	26.52	
Visible Minority Chinese	31	9.54	35	9.64	55	10.32	69	10.78	99	11.86	12,825	3.16	14,489	3.29	16,124	3.40	17,199	3.49	19,818	3.72	
Visible Minority South Asian	6	1.85	8	2.20	9	1.69	11	1.72	15	1.80	16,108	3.96	19,299	4.38	21,996	4.63	23,802	4.83	28,080	5.28	
Visible Minority Black	3	0.92	4	1.10	4	0.75	5	0.78	5	0.60	14,843	3.65	15,628	3.55	16,720	3.52	17,407	3.54	18,885	3.55	
Visible Minority Filipino	19	5.85	19	5.23	32	6.00	42	6.56	61	7.30	3,634	0.89	3,894	0.88	4,488	0.94	4,917	1.00	5,778	1.09	
Visible Minority Latin American	3	0.92	4	1.10	4	0.75	4	0.63	4	0.48	10,836	2.67	10,869	2.47	11,460	2.41	11,834	2.40	12,607	2.37	
Visible Minority Southeast Asian	2	0.61	2	0.55	2	0.38	3	0.47	3	0.36	5,082	1.25	5,323	1.21	5,752	1.21	6,012	1.22	6,586	1.24	
Visible Minority Arab	5	1.54	6	1.65	7	1.31	9	1.41	13	1.56	17,523	4.31	19,706	4.47	22,847	4.81	25,029	5.08	30,398	5.71	
Visible Minority West Asian	2	0.61	3	0.83	3	0.56	3	0.47	4	0.48	4,314	1.06	4,781	1.08	5,341	1.13	5,702	1.16	6,514	1.22	
Visible Minority Korean	2	0.61	3	0.83	3	0.56	3	0.47	3	0.36	3,848	0.95	4,393	1.00	4,755	1.00	4,977	1.01	5,517	1.04	
Visible Minority Japanese	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	632	0.16	682	0.15	728	0.15	763	0.15	837	0.16	
Visible Minority All Other Visible Minorities	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	2,369	0.58	2,347	0.53	2,435	0.51	2,480	0.50	2,586	0.49	
Visible Minority Multiple Visible Minorities	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	2,826	0.70	2,947	0.67	3,155	0.66	3,297	0.67	3,589	0.67	
Visible Minority Not A Visible Minority	251	77.23	277	76.31	411	77.11	491	76.72	627	75.09	311,477	76.66	336,285	76.32	359,041	75.61	368,839	74.93	391,111	73.47	
Household Population by Mother Tongue																					
Household Population For Mother Tongue	325	100.00	363	100.00	533	100.00	640	100.00	835	100.00	406,317	100.00	440,643	100.00	474,842	100.00	492,258	100.00	532,306	100.00	
Total Single Response	318	97.85	355	97.80	521	97.75	625	97.66	815	97.61	398,097	97.98	431,389	97.90	464,567	97.84	481,363	97.79	519,878	97.67	
English	240	73.85	262	72.18	379	71.11	448	70.00	560	67.07	307,520	75.69	328,807	74.62	348,012	73.29	356,165	72.35	373,284	70.13	
French	9	2.77	10	2.75	15	2.81	18	2.81	23	2.75	5,542	1.36	6,132	1.39	6,668	1.40	6,904	1.40	7,512	1.41	
Total Non-Official	69	21.23	84	23.14	127	23.83	159	24.84	231	27.66	85,035	20.93	96,450	21.89	109,887	23.14	118,294	24.03	139,082	26.13	
Italian	4	1.23	4	1.10	6	1.13	7	1.09	9	1.08	2,954	0.73	2,655	0.60	2,748	0.58	2,753	0.56	2,660	0.50	
German	3	0.92	4	1.10	6	1.13	6	0.94	7	0.84	2,668	0.66	2,720	0.62	2,848	0.60	2,836	0.58	2,752	0.52	
Punjabi	1	0.31	1	0.28	2	0.38	2	0.31	3	0.36	1,175	0.29	1,630	0.37	1,960	0.41	2,171	0.44	2,721	0.51	
Cantonese	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	2,090	0.51	2,285	0.52	2,523	0.53	2,683	0.55	3,007	0.56	
Spanish	6	1.85	7	1.93	8	1.50	9	1.41	12	1.44	9,024	2.22	9,211	2.09	10,030	2.11	10,547	2.14	11,799	2.22	
Arabic	7	2.15	11	3.03	21	3.94	28	4.38	50	5.99	12,577	3.10	15,962	3.62	20,202	4.25	22,963	4.67	30,261	5.68	
Tagalog	0	0.00	1	0.28	1	0.19	1	0.16	2	0.24	1,474	0.36	1,561	0.35	1,912	0.40	2,145	0.44	2,754	0.52	
Portuguese	5	1.54	5	1.38	7	1.31	9	1.41	10	1.20	4,710	1.16	5,009	1.14	5,397	1.14	5,559	1.13	5,870	1.10	
Polish	4	1.23	4	1.10	4	0.75	5	0.78	6	0.72	5,235	1.29	5,059	1.15	4,958	1.04	4,896	0.99	4,728	0.89	
Mandarin	6	1.85	10	2.75	17	3.19	21	3.28	33	3.95	7,460	1.84	10,302	2.34	12,254	2.58	13,464	2.73	16,332	3.07	
Chinese N.O.S	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	696	0.17	755	0.17	798	0.17	839	0.17	917	0.17	
Urdu	4	1.23	4	1.10	7	1.31	9	1.41	15	1.80	1,596	0.39	1,795	0.41	2,102	0.44	2,309	0.47	2,807	0.53	
Vietnamese	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	1,822	0.45	1,954	0.44	2,147	0.45	2,248	0.46	2,523	0.47	
Ukrainian	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	928	0.23	1,017	0.23	1,101	0.23	1,148	0.23	1,233	0.23	
Persian	1	0.31	1	0.28	1	0.19	2	0.31	2	0.24	1,962	0.48	2,217	0.50	2,529	0.53	2,717	0.55	3,188	0.60	
Russian	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	1,386	0.34	1,442	0.33	1,570	0.33	1,642	0.33	1,815	0.34	
Dutch	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,990	0.49	1,816	0.41	1,666	0.35	1,540	0.31	1,264	0.24	
Korean	4	1.23	5	1.38	7	1.31	8	1.25	10	1.20	2,805	0.69	3,040	0.69	3,208	0.68	3,337	0.68	3,623	0.68	
Greek	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,879	0.46	1,917	0.43	1,963	0.41	1,975	0.40	2,027	0.38	
Tamil	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	329	0.08	335	0.08	367	0.08	382	0.08	420	0.08	
Gujarati	0	0.00	1	0.28	1	0.19	1	0.16	2	0.24	762	0.19	1,047	0.24	1,237	0.26	1,366	0.28	1,689	0.32	
Romanian	3	0.92	3	0.83	4	0.75	5	0.78	6	0.72	837	0.21	812	0.18	845	0.18	864	0.18	900	0.17	
Hindi	0	0.00	0	0.00	1	0.19	1	0.16	1	0.12	905	0.22	1,200	0.27	1,411	0.30	1,552	0.32	1,920	0.36	
Hungarian	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,077	0.27	1,087	0.25	1,056	0.22	1,036	0.21	991	0.19	
Croatian	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	816	0.20	819	0.19	872	0.18	903	0.18	937	0.18	
Creoles	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	27	0.01	25	0.01	29	0.01	30	0.01	37	0.01	
Serbian	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	821	0.20	820	0.19	885	0.19	927	0.19	1,008	0.19	
Bengali	0	0.00	0	0.00	0	0.00	0	0.00	1	0.12	463	0.11	515	0.12	633	0.13	708	0.14	908	0.17	
Japanese	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	237	0.06	255	0.06	278	0.06	298	0.06	343	0.06	
Turkish	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	355	0.09	438	0.10	488	0.10	527	0.11	612	0.12	
Czech	2	0.61	3	0.83	4	0.75	5	0.78	5	0.60	354	0.09	360	0.08	363	0.08	369	0.07	369	0.07	

DemoStats Trends | Diversity

Benchmark: Ontario

	2018		2023		Hyde Park BIA 2026		2028		2033		2018		2023		London (CY) 2026		2028		2033	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Somali	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	246	0.06	280	0.06	327	0.07	365	0.07	448	0.08
Indigenous Languages	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Other Languages	12	3.69	14	3.86	25	4.69	33	5.16	50	5.99	13,375	3.29	16,110	3.66	19,180	4.04	21,195	4.31	26,219	4.93
Multiple Languages	7	2.15	8	2.20	12	2.25	14	2.19	21	2.52	8,220	2.02	9,254	2.10	10,275	2.16	10,895	2.21	12,428	2.33
English & French	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,056	0.26	1,141	0.26	1,200	0.25	1,222	0.25	1,289	0.24
English & Non-Official	7	2.15	7	1.93	11	2.06	14	2.19	20	2.40	6,325	1.56	7,107	1.61	7,918	1.67	8,435	1.71	9,700	1.82
French & Non-Official	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	617	0.15	769	0.17	903	0.19	975	0.20	1,147	0.21
English & French & Non-Official	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	222	0.06	237	0.05	254	0.05	263	0.05	292	0.06

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Benchmark: Ontario

	2018		2023		Hyde Park BIA 2026		2028		2033		2018		2023		London (CY) 2026		2028		2033		
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Household Population by Total Immigrants and Place of Birth																					
Total Household Population	325	100.00	363	100.00	533	100.00	640	100.00	835	100.00	406,317	100.00	440,643	100.00	474,842	100.00	492,258	100.00	532,306	100.00	
Non-Immigrant	239	73.54	260	71.63	373	69.98	438	68.44	545	65.27	307,739	75.74	328,103	74.46	346,417	72.95	353,634	71.84	369,620	69.44	
Non-Immigrant In Province Of Birth	234	72.00	253	69.70	365	68.48	431	67.34	538	64.43	278,326	68.50	296,636	67.32	313,082	65.93	319,561	64.92	333,910	62.73	
Non-Immigrant Outside Province Of Birth	5	1.54	7	1.93	7	1.31	7	1.09	7	0.84	29,413	7.24	31,467	7.14	33,335	7.02	34,073	6.92	35,710	6.71	
Total Immigrant	85	26.15	101	27.82	155	29.08	195	30.47	281	33.65	89,907	22.13	101,744	23.09	115,092	24.24	123,908	25.17	145,938	27.42	
Americas	5	1.54	7	1.93	8	1.50	9	1.41	10	1.20	15,408	3.79	17,344	3.94	19,181	4.04	20,386	4.14	23,285	4.37	
North America	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	3,886	0.96	4,216	0.96	4,327	0.91	4,456	0.91	4,725	0.89	
United States	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	3,858	0.95	4,186	0.95	4,300	0.91	4,431	0.90	4,706	0.88	
Other North America	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	28	0.01	30	0.01	27	0.01	25	0.01	19	0.00	
Central America	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	3,268	0.80	3,559	0.81	4,045	0.85	4,331	0.88	5,071	0.95	
El Salvador	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,689	0.42	1,782	0.40	2,016	0.42	2,132	0.43	2,470	0.46	
Mexico	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	609	0.15	737	0.17	850	0.18	949	0.19	1,149	0.22	
Other Central America	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	970	0.24	1,040	0.24	1,179	0.25	1,250	0.25	1,452	0.27	
Caribbean And Bermuda	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	2,834	0.70	3,138	0.71	3,577	0.75	3,830	0.78	4,460	0.84	
Cuba	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	295	0.07	341	0.08	418	0.09	447	0.09	537	0.10	
Haiti	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	110	0.03	126	0.03	146	0.03	154	0.03	183	0.03	
Jamaica	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,197	0.29	1,349	0.31	1,535	0.32	1,668	0.34	1,968	0.37	
Trinidad And Tobago	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	644	0.16	666	0.15	733	0.15	737	0.15	780	0.15	
Other Caribbean And Bermuda	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	588	0.14	656	0.15	745	0.16	824	0.17	992	0.19	
South America	3	0.92	4	1.10	6	1.13	6	0.94	8	0.96	5,420	1.33	6,431	1.46	7,232	1.52	7,769	1.58	9,029	1.70	
Brazil	1	0.31	1	0.28	3	0.56	3	0.47	5	0.60	396	0.10	689	0.16	851	0.18	999	0.20	1,357	0.26	
Chile	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	198	0.05	226	0.05	252	0.05	265	0.05	291	0.06	
Colombia	2	0.61	2	0.55	2	0.38	2	0.31	2	0.24	3,629	0.89	4,139	0.94	4,528	0.95	4,786	0.97	5,343	1.00	
Guyana	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	506	0.13	520	0.12	550	0.12	559	0.11	583	0.11	
Peru	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	149	0.04	166	0.04	197	0.04	210	0.04	242	0.05	
Venezuela	0	0.00	0	0.00	0	0.00	0	0.00	1	0.12	289	0.07	417	0.10	557	0.12	647	0.13	879	0.17	
Other South America	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	253	0.06	274	0.06	297	0.06	303	0.06	334	0.06	
Europe	47	14.46	48	13.22	67	12.57	78	12.19	90	10.78	33,814	8.32	32,515	7.38	32,537	6.85	32,585	6.62	31,911	6.00	
Western Europe	1	0.31	0	0.00	0	0.00	0	0.00	0	0.00	4,619	1.14	4,379	0.99	4,523	0.95	4,538	0.92	4,450	0.84	
France	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	302	0.07	469	0.11	599	0.13	701	0.14	987	0.18	
Germany	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,904	0.47	1,675	0.38	1,805	0.38	1,796	0.36	1,681	0.32	
Netherlands	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,905	0.47	1,704	0.39	1,571	0.33	1,482	0.30	1,214	0.23	
Other Western Europe	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	508	0.13	531	0.12	548	0.12	559	0.11	568	0.11	
Eastern Europe	8	2.46	8	2.20	10	1.88	11	1.72	13	1.56	8,570	2.11	8,582	1.95	8,646	1.82	8,811	1.79	9,033	1.70	
Czech Republic	5	1.54	4	1.10	7	1.31	8	1.25	7	0.84	319	0.08	316	0.07	339	0.07	354	0.07	383	0.07	
Hungary	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	855	0.21	860	0.20	808	0.17	803	0.16	758	0.14	
Moldova	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	15	0.00	17	0.00	21	0.00	25	0.01	34	0.01	
Poland	1	0.31	2	0.55	1	0.19	1	0.16	1	0.12	4,396	1.08	4,278	0.97	4,218	0.89	4,231	0.86	4,168	0.78	
Romania	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	954	0.23	962	0.22	1,021	0.21	1,051	0.21	1,104	0.21	
Russia	0	0.00	0	0.00	0	0.00	0	0.00	1	0.12	524	0.13	550	0.13	591	0.13	621	0.13	686	0.13	
Ukraine	0	0.00	0	0.00	0	0.00	0	0.00	3	0.36	646	0.16	739	0.17	824	0.17	893	0.18	1,071	0.20	
Other Eastern Europe	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	861	0.21	860	0.20	824	0.17	833	0.17	829	0.16	
Northern Europe	18	5.54	19	5.23	25	4.69	28	4.38	30	3.59	10,062	2.48	9,589	2.18	8,997	1.90	8,804	1.79	8,152	1.53	
United Kingdom	18	5.54	19	5.23	25	4.69	28	4.38	30	3.59	9,081	2.23	8,534	1.94	7,902	1.66	7,662	1.56	6,935	1.30	
Ireland	0	0.00	0	0.00	0	0.00	1	0.16	1	0.12	554	0.14	631	0.14	704	0.15	762	0.15	865	0.16	
Other Northern Europe	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	427	0.10	424	0.10	391	0.08	380	0.08	352	0.07	
Southern Europe	20	6.15	21	5.79	32	6.00	38	5.94	46	5.51	10,563	2.60	9,965	2.26	10,371	2.18	10,432	2.12	10,276	1.93	
Greece	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1,139	0.28	1,080	0.24	1,040	0.22	1,010	0.20	931	0.17	
Italy	18	5.54	18	4.96	28	5.25	33	5.16	34	4.07	2,003	0.49	1,627	0.37	1,693	0.36	1,626	0.33	1,427	0.27	
Portugal	1	0.31	1	0.28	1	0.19	1	0.16	0	0.00	3,386	0.83	3,189	0.72	3,268	0.69	3,244	0.66	3,044	0.57	
Bosnia Herzegovina	1	0.31	1	0.28	1	0.19	2	0.31	6	0.72	1,124	0.28	1,119	0.25	1,302	0.27	1,400	0.28	1,614	0.30	
Croatia	1	0.31	1	0.28	1	0.19	1	0.16	2	0.24	854	0.21	860	0.20	930	0.20	969	0.20	1,016	0.19	
Serbia	0	0.00	0	0.00	1	0.19	1	0.16	3	0.36	523	0.13	544	0.12	640	0.14	696	0.14	813	0.15	
Other Southern Europe	0	0.00	1	0.28	0	0.00	0	0.00	0	0.00	1,534	0.38	1,546	0.35	1,498	0.32	1,487	0.30	1,431	0.27	

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Benchmark: Ontario

	Hyde Park BIA 2026					London (CY) 2026														
	2018		2023		2028		2033		2018		2023		2028		2033					
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%				
Africa	4	1.23	6	1.65	12	2.25	17	2.66	29	3.47	5,955	1.47	7,831	1.78	9,817	2.07	11,135	2.26	14,604	2.74
Western Africa	1	0.31	2	0.55	4	0.75	7	1.09	14	1.68	759	0.19	1,255	0.28	1,725	0.36	2,042	0.41	2,932	0.55
Côte d'Ivoire	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	32	0.01	55	0.01	72	0.01	88	0.02	126	0.02
Ghana	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	158	0.04	190	0.04	228	0.05	251	0.05	305	0.06
Nigeria	1	0.31	2	0.55	4	0.75	6	0.94	13	1.56	402	0.10	784	0.18	1,115	0.23	1,355	0.28	2,016	0.38
Other Western Africa	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	167	0.04	226	0.05	310	0.07	348	0.07	485	0.09
Eastern Africa	1	0.31	1	0.28	2	0.38	3	0.47	4	0.48	2,176	0.54	2,746	0.62	3,444	0.72	3,894	0.79	5,076	0.95
Eritrea	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	390	0.10	601	0.14	746	0.16	872	0.18	1,145	0.21
Ethiopia	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	338	0.08	418	0.10	528	0.11	609	0.12	812	0.15
Kenya	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	295	0.07	320	0.07	387	0.08	420	0.09	523	0.10
Somalia	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	251	0.06	292	0.07	353	0.07	391	0.08	486	0.09
Tanzania	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	117	0.03	133	0.03	160	0.03	173	0.04	201	0.04
Other Eastern Africa	0	0.00	0	0.00	1	0.19	2	0.31	4	0.48	785	0.19	982	0.22	1,270	0.27	1,429	0.29	1,909	0.36
Central Africa	0	0.00	0	0.00	0	0.00	1	0.16	1	0.12	392	0.10	552	0.13	731	0.15	847	0.17	1,167	0.22
Cameroon	0	0.00	0	0.00	0	0.00	1	0.16	1	0.12	114	0.03	176	0.04	234	0.05	283	0.06	396	0.07
Congo, The Democratic Republic of The	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	179	0.04	235	0.05	302	0.06	342	0.07	460	0.09
Other Central Africa	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	99	0.02	141	0.03	195	0.04	222	0.04	311	0.06
Northern Africa	0	0.00	1	0.28	2	0.38	2	0.31	3	0.36	2,111	0.52	2,681	0.61	3,243	0.68	3,612	0.73	4,549	0.85
Algeria	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	95	0.02	114	0.03	150	0.03	172	0.04	224	0.04
Egypt	0	0.00	0	0.00	1	0.19	1	0.16	2	0.24	1,182	0.29	1,445	0.33	1,860	0.39	2,129	0.43	2,818	0.53
Morocco	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	30	0.01	38	0.01	48	0.01	54	0.01	68	0.01
Tunisia	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	28	0.01	47	0.01	60	0.01	69	0.01	94	0.02
Other Northern Africa	0	0.00	1	0.28	1	0.19	1	0.16	1	0.12	776	0.19	1,037	0.23	1,125	0.24	1,188	0.24	1,345	0.25
Southern Africa	2	0.61	2	0.55	4	0.75	5	0.78	8	0.96	517	0.13	597	0.14	674	0.14	740	0.15	880	0.17
South Africa	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	490	0.12	562	0.13	627	0.13	685	0.14	808	0.15
Other Southern Africa	1	0.31	2	0.55	4	0.75	4	0.63	7	0.84	27	0.01	35	0.01	47	0.01	55	0.01	72	0.01
Asia	28	8.62	40	11.02	68	12.76	91	14.22	151	18.08	34,405	8.47	43,716	9.92	53,206	11.21	59,441	12.07	75,755	14.23
West Central Asia And Middle East	5	1.54	9	2.48	15	2.81	20	3.13	34	4.07	13,747	3.38	18,269	4.15	22,982	4.84	26,065	5.29	34,244	6.43
Afghanistan	0	0.00	1	0.28	1	0.19	1	0.16	1	0.12	652	0.16	993	0.23	1,112	0.23	1,195	0.24	1,395	0.26
Iran	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	1,168	0.29	1,320	0.30	1,486	0.31	1,583	0.32	1,879	0.35
Iraq	1	0.31	2	0.55	2	0.38	3	0.47	3	0.36	3,043	0.75	3,720	0.84	4,640	0.98	5,250	1.07	6,816	1.28
Israel	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	99	0.02	110	0.03	115	0.02	128	0.03	156	0.03
Lebanon	0	0.00	1	0.28	1	0.19	1	0.16	1	0.12	1,819	0.45	1,916	0.43	2,039	0.43	2,115	0.43	2,342	0.44
Saudi Arabia	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	973	0.24	1,339	0.30	1,581	0.33	1,748	0.35	2,182	0.41
Syria	0	0.00	3	0.83	8	1.50	13	2.03	25	2.99	2,809	0.69	4,861	1.10	7,082	1.49	8,568	1.74	12,511	2.35
Turkey	0	0.00	1	0.28	1	0.19	1	0.16	1	0.12	352	0.09	491	0.11	547	0.12	584	0.12	689	0.13
United Arab Emirates	0	0.00	0	0.00	0	0.00	0	0.00	1	0.12	724	0.18	995	0.23	1,305	0.28	1,506	0.31	2,047	0.39
Other West Central Asia And Middle East	1	0.31	1	0.28	1	0.19	1	0.16	2	0.24	2,108	0.52	2,524	0.57	3,075	0.65	3,388	0.69	4,227	0.79
Eastern Asia	4	1.23	6	1.65	6	1.13	6	0.94	7	0.84	7,558	1.86	8,628	1.96	9,707	2.04	10,423	2.12	12,196	2.29
China	2	0.61	3	0.83	4	0.75	4	0.63	4	0.48	4,190	1.03	4,869	1.10	5,646	1.19	6,147	1.25	7,409	1.39
Hong Kong	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	680	0.17	671	0.15	715	0.15	730	0.15	766	0.14
Japan	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	196	0.05	230	0.05	277	0.06	297	0.06	365	0.07
South Korea	1	0.31	2	0.55	2	0.38	2	0.31	2	0.24	2,260	0.56	2,622	0.59	2,841	0.60	2,999	0.61	3,390	0.64
Taiwan	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	167	0.04	164	0.04	161	0.03	158	0.03	155	0.03
Other Eastern Asia	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	65	0.02	72	0.02	67	0.01	92	0.02	111	0.02
Southeastern Asia	17	5.23	20	5.51	39	7.32	55	8.59	94	11.26	5,858	1.44	6,762	1.53	8,276	1.74	9,243	1.88	11,779	2.21
Cambodia	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	641	0.16	690	0.16	813	0.17	877	0.18	1,015	0.19
Malaysia	1	0.31	1	0.28	2	0.38	2	0.31	1	0.12	166	0.04	180	0.04	205	0.04	219	0.04	259	0.05
Philippines	15	4.62	18	4.96	37	6.94	52	8.13	91	10.90	2,531	0.62	3,092	0.70	4,053	0.85	4,694	0.95	6,434	1.21
Vietnam	0	0.00	1	0.28	1	0.19	1	0.16	1	0.12	1,754	0.43	1,943	0.44	2,206	0.47	2,374	0.48	2,778	0.52
Other Southeastern Asia	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	766	0.19	857	0.19	999	0.21	1,079	0.22	1,293	0.24
Southern Asia	3	0.92	5	1.38	8	1.50	10	1.56	16	1.92	7,242	1.78	10,057	2.28	12,241	2.58	13,710	2.79	17,536	3.29
Bangladesh	0	0.00	0	0.00	0	0.00	1	0.16	1	0.12	350	0.09	446	0.10	583	0.12	680	0.14	911	0.17
India	2	0.61	4	1.10	5	0.94	7	1.09	12	1.44	4,023	0.99	6,181	1.40	7,546	1.59	8,495	1.73	10,943	2.06
Nepal	0	0.00	0	0.00	1	0.19	1	0.16	1	0.12	452	0.11	641	0.15	833	0.17	957	0.19	1,305	0.24

DemoStats Trends | Diversity 2

Benchmark: Ontario

	2018		2023		Hyde Park BIA 2026		2028		2033		2018		2023		London (CY) 2026		2028		2033	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Pakistan	1	0.31	1	0.28	1	0.19	1	0.16	1	0.12	1,695	0.42	2,068	0.47	2,544	0.54	2,832	0.57	3,598	0.68
Sri Lanka	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	267	0.07	296	0.07	337	0.07	356	0.07	414	0.08
Other Southern Asia	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	455	0.11	425	0.10	398	0.08	390	0.08	365	0.07
Oceania And Other	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	325	0.08	338	0.08	351	0.07	361	0.07	383	0.07
Australia	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	221	0.05	237	0.05	242	0.05	259	0.05	280	0.05
Fiji	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	25	0.01	20	0.01	22	0.01	20	0.00	21	0.00
Other Oceania and Other	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	79	0.02	81	0.02	87	0.02	82	0.02	82	0.01
Non-Permanent Resident	1	0.31	3	0.83	5	0.94	6	0.94	9	1.08	8,671	2.13	10,796	2.45	13,333	2.81	14,716	2.99	16,748	3.15

DemoStats Trends | Pop/HH/Income Change

Benchmark: Ontario

	Hyde Park BIA				London (CY)			
	2018-2023 (% Change)	2023-2026 (% Change)	2023-2028 (% Change)	2023-2033 (% Change)	2018-2023 (% Change)	2023-2026 (% Change)	2023-2028 (% Change)	2023-2033 (% Change)
Total Population	12.00	47.53	77.47	131.59	8.36	7.73	11.71	20.87
Total Households	5.61	49.56	80.53	137.17	4.38	6.99	11.08	20.04
Total Household Population	11.69	46.83	76.31	130.03	8.45	7.76	11.71	20.80
Constant Dollar Household Average Income	-9.88	7.07	13.78	18.25	6.55	3.04	4.83	9.55
Current Dollar Household Average Income	8.15	14.46	27.01	46.19	24.80	10.16	17.02	35.44

DemoStats Trends | Pop/HH/Income Trends

Benchmark: Ontario

Year	Hyde Park BIA						London (CY)				
	Population Count	Household Count	Household Population Count	Average Hhld Income (Constant \$)	Average Hhld Income (Current \$)	Population Count	Household Count	Household Population Count	Average Hhld Income (Constant \$)	Average Hhld Income (Current \$)	
2016	309	103	308	165,077.52	157,126.59	395,555	168,963	389,611	86,209.35	82,057.09	
2017	315	104	315	157,964.66	151,929.15	403,629	171,437	397,605	87,273.01	83,938.48	
2018	325	107	325	156,548.78	152,978.18	412,326	174,268	406,317	89,177.06	87,143.09	
2019	332	107	331	145,808.62	144,901.71	419,032	176,470	413,069	89,764.48	89,206.15	
2020	336	108	335	147,214.30	147,214.30	424,759	178,585	418,858	95,563.87	95,563.87	
2021	342	109	341	153,432.17	157,605.11	430,969	179,982	425,115	97,559.30	100,212.65	
2022	355	111	354	151,513.02	164,319.03	439,441	180,955	433,431	96,593.54	104,757.71	
2023	364	113	363	141,085.30	157,701.67	446,779	181,908	440,643	95,014.31	106,204.65	
2024	423	132	422	142,802.51	163,150.98	458,998	186,043	452,693	96,081.96	109,773.05	
2025	478	150	474	147,895.84	172,861.18	470,387	190,287	463,896	97,051.58	113,434.22	
2026	537	169	533	151,058.83	180,512.94	481,311	194,616	474,842	97,901.65	116,990.94	
2027	589	186	584	152,339.81	186,053.56	489,933	198,253	483,294	98,771.38	120,630.11	
2028	646	204	640	160,520.83	200,294.91	499,087	202,057	492,258	99,602.49	124,282.13	
2029	684	217	678	161,035.21	205,283.31	507,135	205,322	500,154	100,143.51	127,660.23	
2030	724	230	718	159,764.38	208,045.74	515,447	208,597	508,305	100,943.44	131,448.90	
2031	765	243	759	162,664.95	216,121.10	523,897	211,920	516,572	101,962.41	135,470.05	
2032	803	256	796	164,716.60	223,185.91	531,808	215,123	524,306	103,049.35	139,628.68	
2033	843	268	835	166,838.70	230,543.07	540,003	218,362	532,306	104,092.88	143,838.89	

Name: DemoStats Trends - Hyde Park BIA and London CY (2023)
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Workspace: Emily's 2024 Workspace
Workspace Vintage: 2023

Trade Area

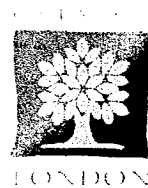
Name	Level	Geographies
Hyde Park BIA London (CY)	Census Subdivision	N/A London, ON (CY)

Benchmark

Name	Level	Geographies
Ontario	Province	Ontario

DataSource

Product	Provider	Copyright
DemoStats 2023	Environics Analytics Statistics Canada Oxford Economics CMHC	©2024 Environics Analytics
DemoStats Trends	Environics Analytics Statistics Canada Oxford Economics CMHC	©2024 Environics Analytics

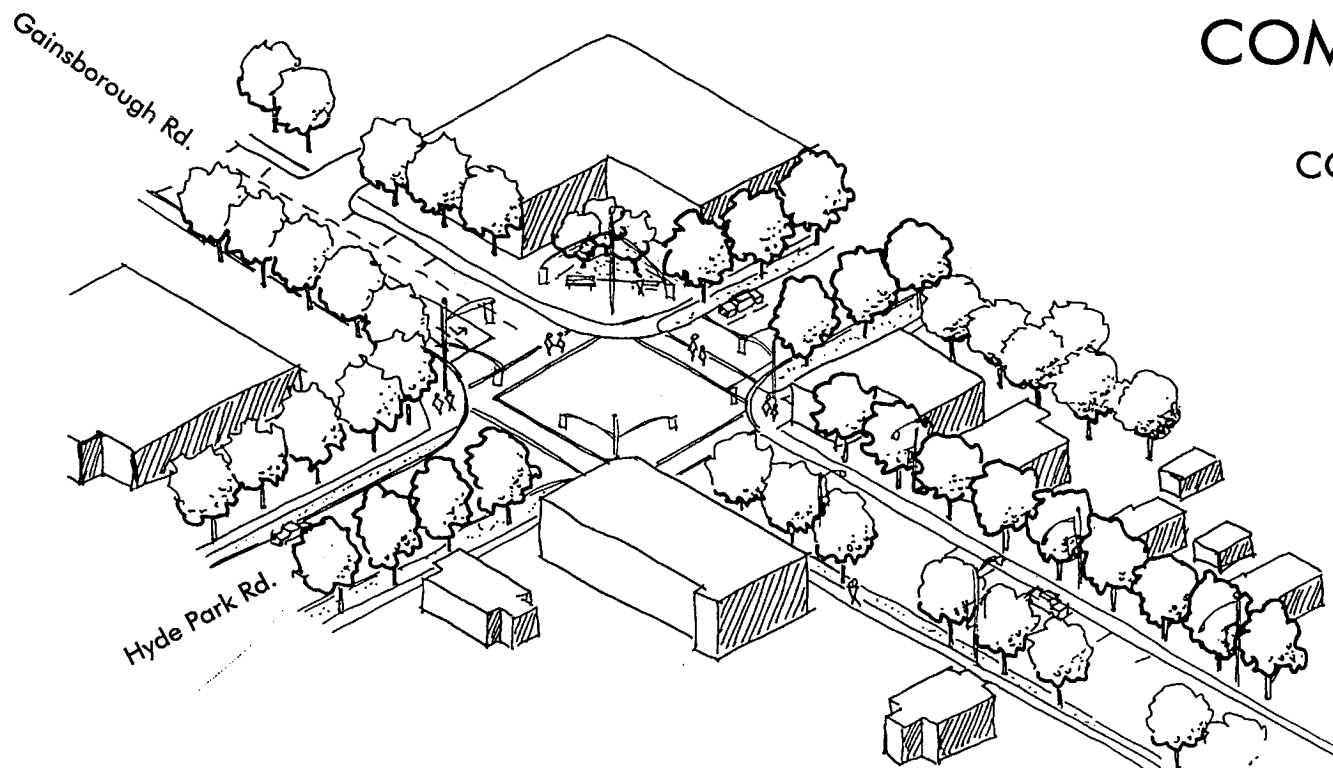


The first City

HYDE PARK COMMUNITY PLAN

COMMUNITY AND URBAN DESIGN GUIDELINES

December 15, 1999



Prepared By:

GREEN SCHEELS PIDGEON
PLANNING CONSULTANTS LIMITED



COMMUNITY PLANNING
LAND DEVELOPMENT
URBAN DESIGN

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1.0 INTRODUCTION

The Hyde Park Community and Urban Design Guidelines have been prepared to guide the overall design of the community and the development of individual sites within the Hyde Park Community Plan area. The guidelines will implement the community vision and support the policies of the City of London Official Plan.

The Hyde Park Community will be unique in that it will contain both existing urban areas and new development on agricultural land. A mixed-use environment will be created as new residential neighbourhoods and commercial areas are developed around the existing community. The existing hamlet area will evolve and intensify to take advantage of full municipal services. Some of the design challenges of incorporating the existing hamlet and developed areas with new neighbourhoods can be addressed through urban design.

The Hyde Park Community Plan is based on the vision of creating a healthy, functional and pleasing community environment. The study terms of reference identified a number of community development principles including: the integration of existing development with residential neighbourhoods and community facilities, a focus on the streetscape, integration of natural heritage features, a range of housing forms and lot sizes, well connected and linked open space, the creation of a mixed use “main street” environment in the Hyde Park hamlet, and the development of a commercial node at Fanshawe Road and Hyde Park Road that will function as a gateway to the City.



The Guidelines will provide the next level of detail for implementing the Community Plan. Public involvement through the Community Plan process has provided feedback and input into the development of the guidelines. The guidelines will provide a means to ensure compatibility between land uses, create a pedestrian and transit-supportive community form, emphasize public spaces and the integration of the open space network into the community.

Principles of good planning and design underly the urban design guidelines. The guidelines provide a detailed outline of those features that are fundamental in creating attractive, functional and safe neighbourhoods.

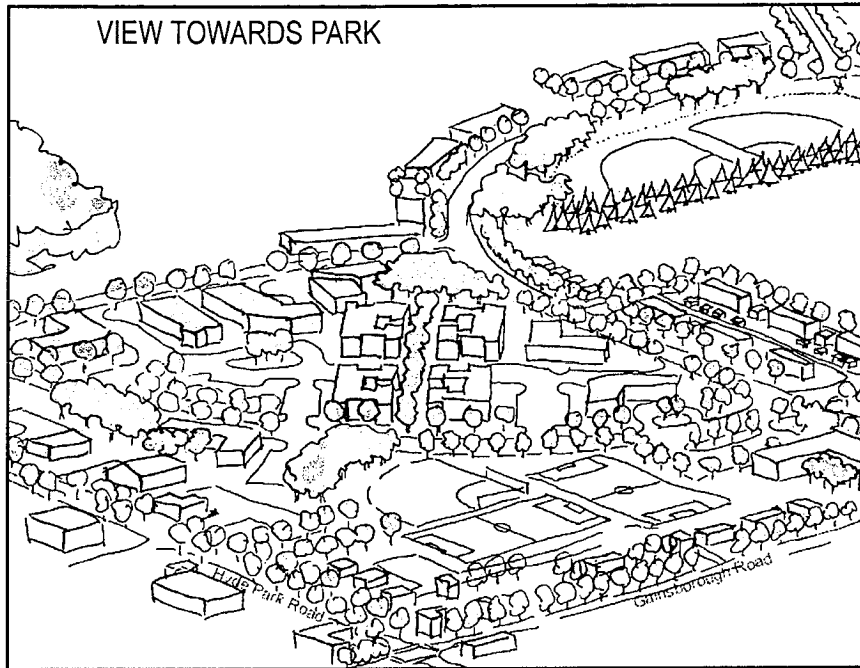
The Guidelines have been divided into the following sections:

- Section 2 Urban Form
- Section 3 Street Network and Street Design
- Section 4 Building Design
- Section 5 Parks, Schools and Open Space
- Section 6 Hyde Park Hamlet
- Section 7 Hyde Park/Fanshawe Park Commercial
- Section 8 Office Business Park
- Section 9 Implementation

All sections should be read together in order to fully understand the intent of the guidelines.



2.0 URBAN FORM



The land use plan for the Hyde Park community provides a mix of residential, retail, open space and community uses that are arranged to facilitate linkages through the neighbourhoods to facilitate travel by automobile, walking, transit and bicycle.

The road pattern and recommended land uses within the Hyde Park Community have been designed to ensure compatibility with the existing developed areas including the residential neighbourhoods of Whitehills and Gainsborough Meadows, the Hyde Park hamlet and the existing land uses west of Hyde Park Road.

The road network has been designed to provide for connections to the existing built up areas, reduce through traffic and also provide a range of opportunities and choice of routes for future residents. A combination of schools, parks and open space provides neighbourhood focal points for both neighbourhood 1(N1) and neighbourhood 2 (N2).

Natural features in the Hyde Park Community have been identified for possible retention and incorporation into the new neighbourhoods. An emphasis has been placed on providing community linkages which will connect the natural system through a series of open spaces, stormwater management facilities, park and school sites.

Three new residential neighbourhoods (N1,N2,N3) will be created east of Hyde Park Road. Residential uses are predominantly low density, with medium density areas focused along the existing arterial roads and also at central areas within each neighbourhood. Three high density areas have been included on the land use plan and are located close to the commercial node and the existing hamlet. The location of medium and high density residential areas will provide support for the future extension of transit service into the Hyde Park Community.

The community design places emphasis on the development of commercial nodes focused at main intersections.

The first node is the mixed use hamlet of Hyde Park which is proposed to be designated as a business district. This high activity area will feature streetscaping and building orientation to create a pedestrian friendly, mixed use area where people can live, work and shop.

The second commercial node at the intersection of Fanshawe Park Road and Hyde Park Road will act as a gateway to the City and features a range of retail and service activity including box format retail stores. The design of this node should consider the adjacent commercial land in the Fox Hollow Community in order that logical and well planned commercial growth may occur in this area.

The third node is the intersection of Sarnia Road and Hyde Park Road. These lands will have a service commercial orientation. This node will evolve and intensify as municipal services become available within the Hyde Park Community.

The urban form including the location of different land uses, road network, open space/parks and community facilities within the Hyde Park Community Plan provides a framework from which individual properties and parcels of lands can be developed in a comprehensive



and logical manner. By following good urban design principles through the implementation of the community plan objectives, a strong community character and sense of place will be ensured for the neighbourhoods of the Hyde Park Community.

3.0 STREET NETWORK AND STREET DESIGN

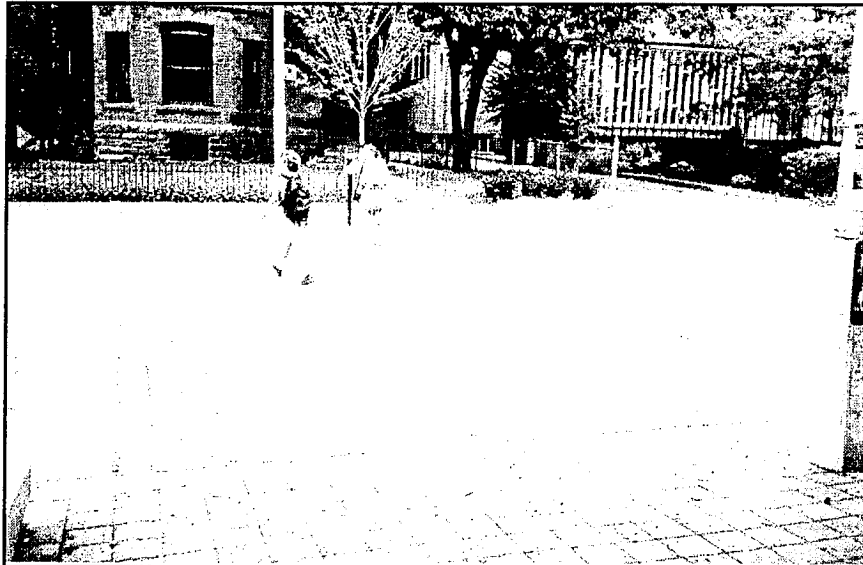
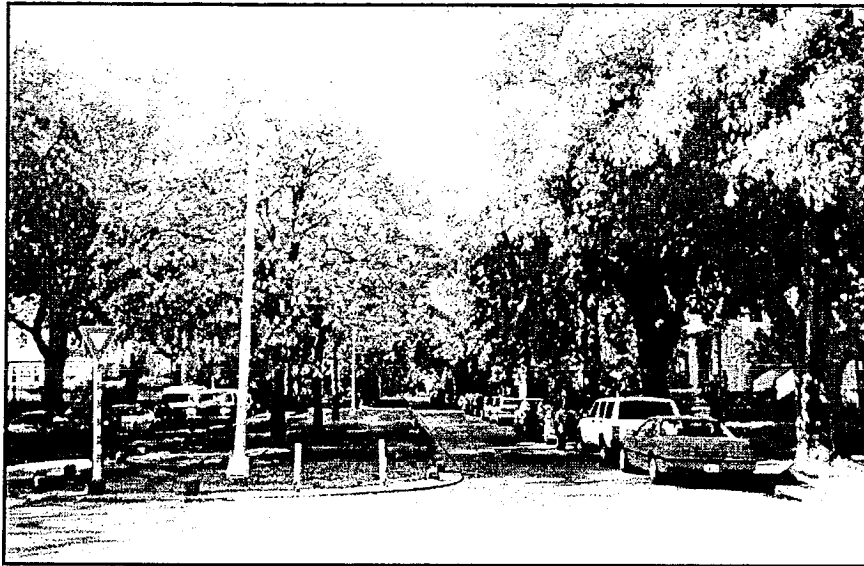
The street network is one of the major structuring elements of the city. In addition to circulation, the street network defines development parcels and is the key component of the public realm. The streets, exteriors of buildings, the relationships between buildings and the spaces created by buildings are important elements in the appearance of the city and how it functions.

The circulation system must provide a balance between the needs of automobiles, pedestrians, transit users and cyclists. In the past, through traffic and utility requirements have shaped suburban street design and, in turn, that of adjacent land. The street system of Hyde Park should be designed to both move traffic while recognizing pedestrian needs and creating a comfortable environment for people walking along the streets.

Buildings should be located close to the streets to enclose the street space and make a positive contribution to the liveliness of the street. Consistent street edges are encouraged with windows, doorways and activities in easy view of pedestrians. Garages should not dominate the residential streetscape and are encouraged to be sited in the side and rear yard so that windows, doors and porches become more prominent. Where garages are at the front of houses, they should be incorporated into the main mass of the house and have minimal projections.

While the design of all streets is important, these guidelines are based on the premise that the streets with the highest densities and transit service are the most significant and as such should have more rigorous design guidelines. Guidelines for arterial roads and primary/secondary collector roads have been prepared in addition to general community wide guidelines.





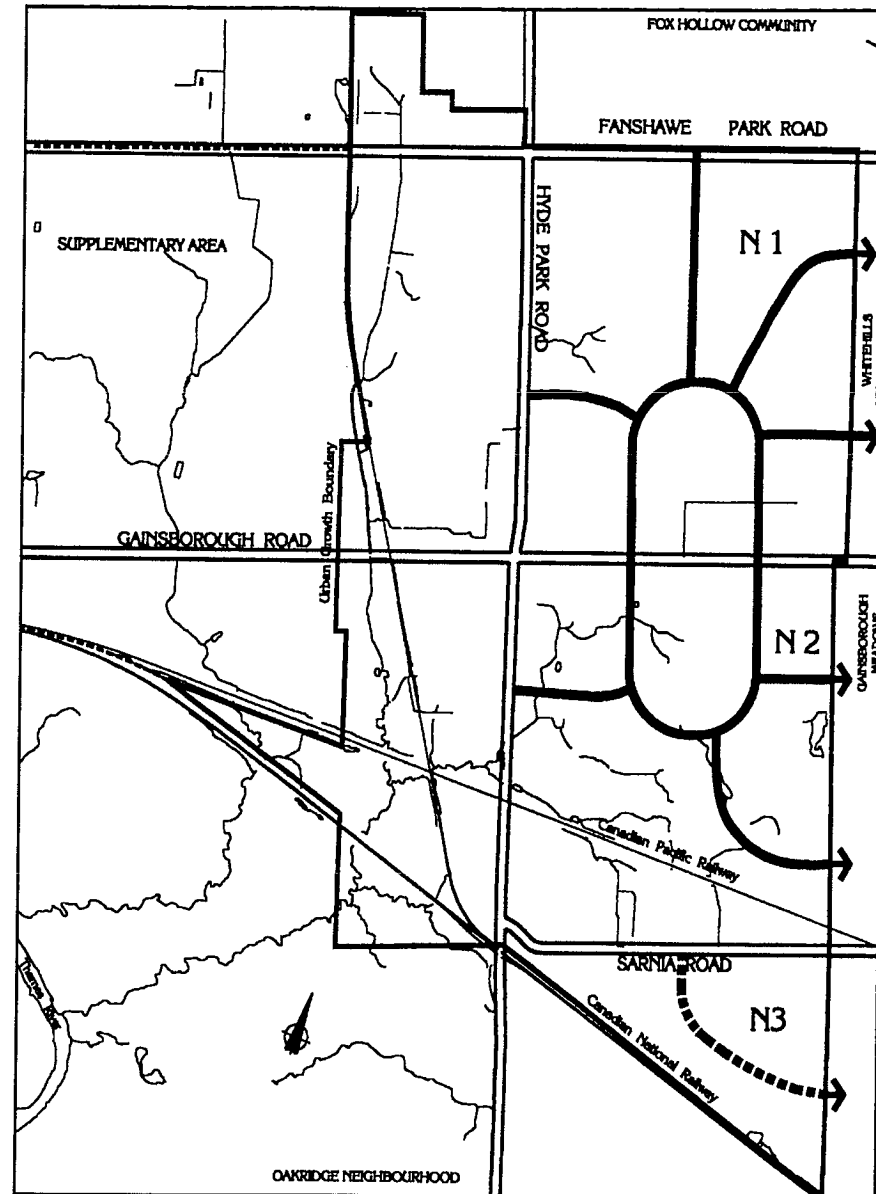
3.1 Street Network Guidelines

- .1 The street network should recognize the access requirements of automobile traffic, public transit, pedestrians and cyclists and promote easy way finding through road alignments and the creation of neighbourhood landmarks.
- .2 Street networks should have a high degree of connection to distribute traffic rather than concentrating it on a particular street and to create shorter, more direct trip routes that allow for a greater choice of routes. Generally a grid pattern of streets will provide the highest degree of connection within and between neighbourhoods. The street network must balance road connections with the expense of road length (both capital and operational), transit routes, topography and the location of natural features and open spaces.
- .3 Local street connections to the collector streets with transit should be maximized to create high accessibility.
- .4 Pedestrian connections should be provided along streets, and through mid block pedestrian walkways where pedestrian connections are not possible along streets.
- .5 Street intersections should be designed to balance the needs of automobiles, buses, pedestrians and cyclists. Narrow widths and reduced curb radii are two examples of design techniques which promote more pedestrian friendly streets by moderating vehicle speeds and reducing road crossing widths.

- .6 On-street parking is encouraged on all local and collector streets.
- .7 Narrow streets, traffic circles and other traffic calming techniques should be incorporated into the neighbourhood street network. The design of these elements should have regard for traffic movement, including transit buses and emergency vehicles as well as pedestrian movements as part of the detailed engineering design.
- .8 Design of the street network should have regard to capturing existing views and vistas and creating new vistas.

3.2 General Streetscape Guidelines

- .1 Buildings should generally be oriented to the street to define the public space of the streets and achieve a more urban development character. In some circumstances, prominent public buildings could be setback from the street to create public open spaces.
- .2 Reverse lotting should be avoided along all streets.
- .3 Garages and blank walls should not dominate the streetscape.
- .4 The design of buildings and structures located at the termination of a street and corner buildings should take advantage of the prominent location.
- .5 A consistent building wall and roof plane should be created along view corridors to focus vistas and create perspective in the landscape.



STREET NETWORK





- .6 Sidewalks should be provided along one side or both sides of the street, as per City policy.
- .7 Utility poles, lights, signs and other vertical elements should be located along the same planting line as street trees wherever possible to create a continuous street edge.
- .8 Landscape design should compliment and unify other urban design objectives including building form, pedestrian and vehicular access points, parking location and signage. Berms should generally be avoided as they do not promote the desired urban streetscape characteristics.
- .9 Hydro service and other utilities should be located underground to minimize streetscape clutter. Where above ground services are unavoidable, consideration should be given to the location, design and screening of these structures to minimize visual clutter.

3.3 Arterial Roads

For new residential neighbourhoods, no driveway access to individual residential lots will be permitted from Arterial Roads. Rear lotting will not be permitted along arterial roads in the Hyde Park Community Plan Area in order to create a pedestrian-oriented, attractive streetscape, and reduce the requirement for noise walls. Proper building orientation along arterial roads will provide for improved pedestrian connections, open views into residential neighbourhoods and improved pedestrian safety.

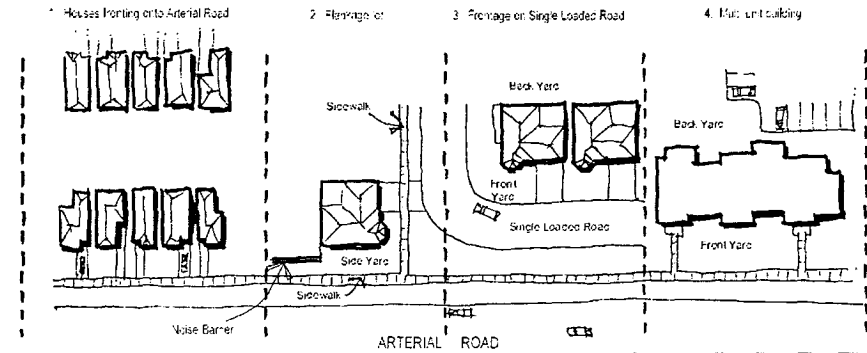
Four residential built forms are possible along the Arterial Roads: 1) houses with entries oriented toward the Arterial with driveway and garage access from a rear lane, 2) flankage lots with front entries and driveways oriented toward a Local Road, 3) houses with frontage on a Single Loaded Road that is adjacent to the Arterial Road, and 4) multi-unit buildings.

Design Guidelines

- .1 Rear lotting along arterial roads is discouraged.
- .2 Houses fronting onto single loaded roads, flanking onto the arterial road and oriented to the arterial round with rear lane access are preferred solutions for low density development adjacent to arterial roads.
- .3 The landscape boulevard and the adjacent Arterial Road right-of-way should be designed together to create an attractive edge to the community.
- .4 A consistent design treatment should be created for both sides of Gainsborough Road and Fanshawe Park Road.

3.4 Primary and Secondary Collector Roads

Collector roads are designed to convey a high volume of traffic within the community, provide for and support transit use and be pedestrian oriented. The only primary collector road planned within the Hyde Park Community Plan area is the extension of West Beaverbrook in N3 leading South from Sarnia Road to Wonderland Road.



Secondary collector roads are important components of the road pattern in the Community Plan. They serve to provide direct linkages between arterial and primary collector roads. They are expected to convey a significantly higher volume of traffic (vehicles, bicycles and pedestrians) than Local Roads. A wider pavement width and sidewalks on both sides of the street will accommodate the anticipated level of traffic. Secondary collector roads provide community linkages between existing/proposed neighbourhoods and community facilities such as schools, parks and open space.

Design Guidelines

- .1 An 10.0 m pavement width and two 5.75m boulevards should generally be provided. The pavement should accommodate on-street parking on both sides. The road R.O.W. width should be determined at the draft plan of subdivision stage.
- .2 On-street bicycle lanes should be considered, and should be co-ordinated with the existing and proposed bike lane network. Community linkages to off-street pathways and trails should also be considered.
- .3 Street trees in both boulevards should be planted between the sidewalk and the curb. A minimum of one street tree per yard frontage should be provided, where spacing permits.
- .4 A 1.5 m concrete sidewalk should be provided in both boulevards.
- .5 Housing units should have front entries oriented to the street.



- .6 Building mass is preferred to parking areas along the collector streets. Parking lot edges adjacent to the streets should be appropriately treated with screens such as brick walls and shrub planting.
- .7 Major transit stops should contain pedestrian shelters, benches and lighting as a minimum. Transit stops in high ridership locations should also contain other street furniture to create comfortable and functional waiting areas.
- .8 Deciduous street trees should be planted along all streets between the curb and sidewalk. The trees should be planted at between 8 to 15 metres on centre along the collector streets.
- .9 Building entrances of multi-unit housing and public buildings should be coordinated with transit stops to minimize walking distance and provide weather protection.

3.5 Local Roads

Local roads provide the principal means of transportation in the community. Local roads provide access to individual buildings and connections to both primary and secondary collector roads. The right-of-way should be minimized as much as possible and buildings sited close to the street edge to create a sense of closure and comfort for pedestrians. A mixture of housing styles and building setbacks are encouraged.

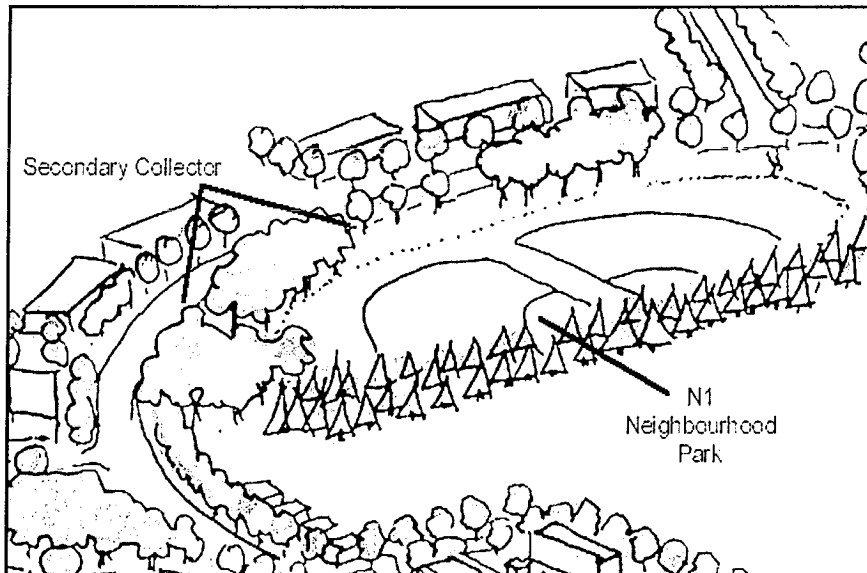
Design Guidelines

- .1 The travelled road width should be 8.5m wide to accommodate on-street parking on one side. A reduction in the road right-of-way width may be considered at the plan of subdivision stage.



- .2 Deciduous Street trees should be placed one per lot frontage where space permits (9 to 12 metres on centre). Street trees should be located between the curb and the sidewalk, or 2.0 m from the curb.

3.6 Parkside Drives



Those sections of Collector or Local Roads that have open space, park, schools or a parkette on one side are known as Parkside Drives. In order to establish these areas as special places of interest, specific design guidelines have been developed. Both the open space features and the adjacent architecture should create a sense of place, exhibit high quality design and promote safety. Parkside Drives serve to provide high quality public access and visibility of the open space features.

The location of sidewalks and boulevard width vary according to the type of open space feature. Parkside Drive “A” (adjacent to a park) occurs when a park, school or parkette is adjacent to the roadway. In this instance, sidewalks will be located on the Open Space side of the road to encourage pedestrian integration with the park. Parkside Drive “B” (adjacent to a natural feature) occurs when a creek corridor or woodlot is adjacent to the roadway. Here, sidewalks will be located on the developed side of the roadway, allowing the open space features to naturalize and extend closer to the roadway. The final location of sidewalks will be determined at the plan of subdivision stage and will depend on the nature of the adjacent land uses and pedestrian circulation system.

Design Guidelines

- .1 The pavement and boulevard widths of the Parkside Drive will remain consistent with its collector or local road type.

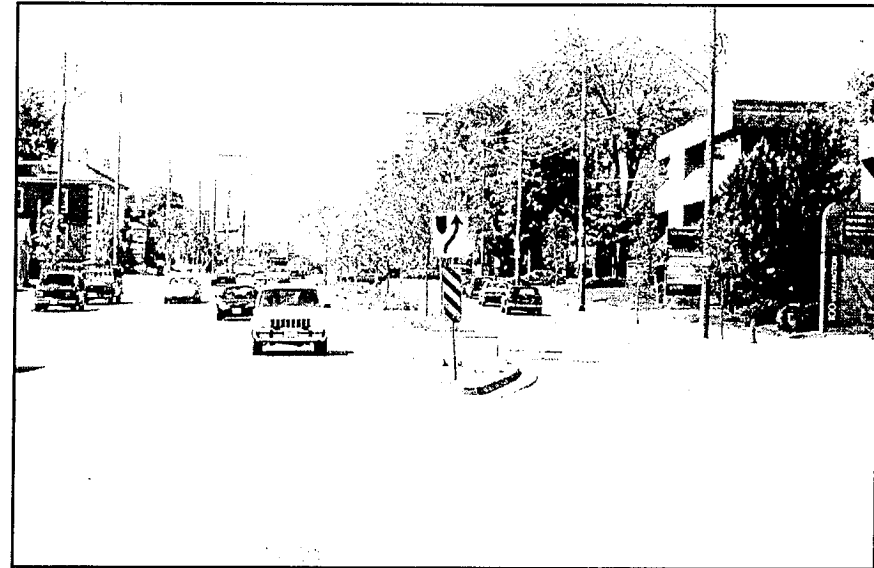
- .2 A 1.5 m concrete sidewalk will be located on both sides of the street.
- .3 A single row of deciduous Street Trees should be located within the boulevards. On the development side of the street, trees should be planted on a per lot frontage basis. On the open space side of the street, trees should be planted in an arrangement that is complimentary with the landscape design of the adjacent open space area.
- .4 Parking should be permitted on the Open Space side of the street to promote public access.

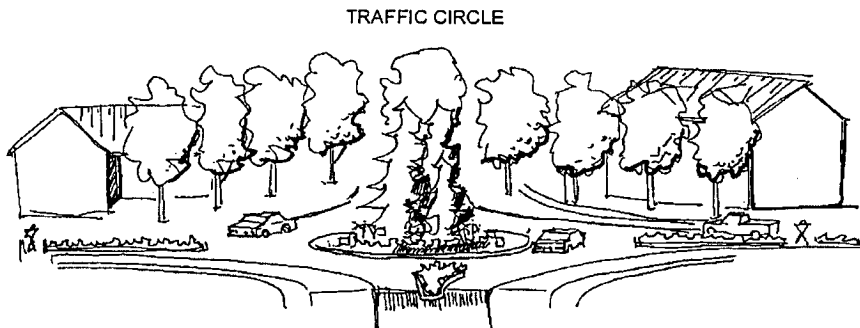
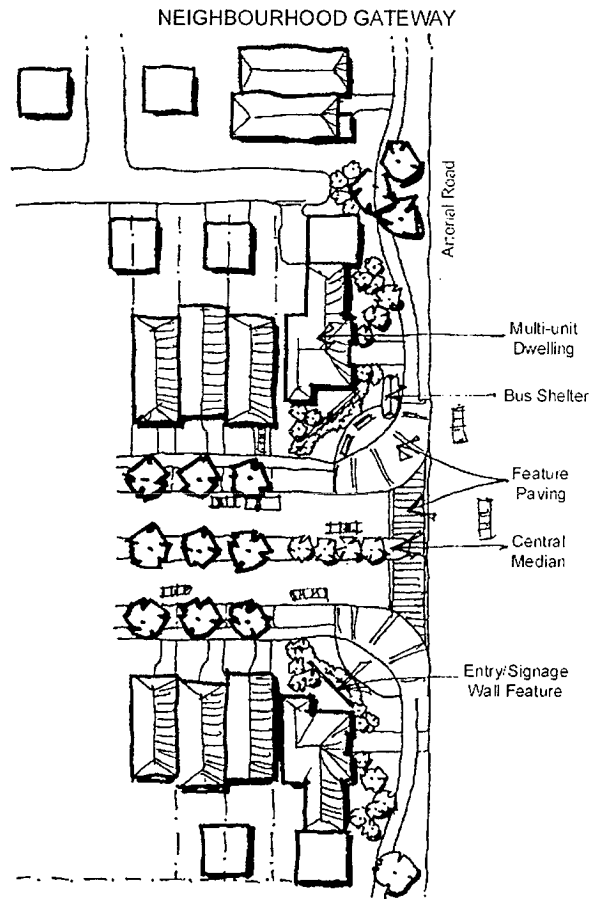
3.7 Traffic Calming

Traffic calming measures should be considered in the design of new streets to create safe, comfortable spaces that cater to pedestrians, bicyclists and motorized vehicles. Traffic calming can include a variety of treatments, depending on the location and the overall community design objective. Special attention should be given to high pedestrian use places such as school sites and major road intersections. Specific sites and treatments should be determined at the draft plan of subdivision stage. Traffic calming initiatives should be consistent with the Transportation Association of Canada (TAC) guidelines.

Design Guidelines

- .1 “T” intersections may be utilized for traffic calming and also function to limit through traffic within neighbourhoods.





- .2 Pedestrian crossings on major roads should be delineated. Options may include decorative paving to delineate areas, narrowing the traveled road width by expanding corners or installing landscaped islands, raising the traveled road grade, or a combination of these.
- .3 On-street parking should also be considered as traffic calming in identified locations.
- .4 An extended raised area (3.0-6.0m) consisting of feature paving may be installed.
- .5 Pavement narrowing in key areas may be used.
- .6 A landscaped round-about, consisting of plant material, sod and hard surface treatment should be used to slow and direct collector road traffic.

3.8 Gateways

Gateways to the City, the Hyde Park community and its neighbourhoods can be created through street, site and building design.

The Hyde Park Community is a gateway to the City, being located at the north-west edge of London's urban boundary. The Community Gateway should encompass both public and private lands. The design guidelines for the commercial property will consider in greater detail the streetscape at Fanshawe and Hyde Park Roads.

Consideration should be given to the relationship of the gateway features with the building mass and architecture on adjacent lands. The gateway could include elements such as the design and placement of light standards, bus stops, landscaped medians, street trees and enhanced intersections. The gateway should create a sense of place, be attractive, and stimulate a feeling of “ownership” and “pride” for the future residents.

The entrance to the neighbourhoods of Hyde Park should establish a sense of identity. A strong architectural edge is proposed to accentuate the Gateway. The building placement along with the landscape treatment can create a sense of entry or arrival.

“Grand boulevards” with centre medians could be used as gateways into the neighbourhoods of Hyde Park. Grand boulevards may be appropriate where collector streets connect to arterial roads within the neighbourhoods of Hyde Park.

Design Guidelines

- .1 A landscaped centre median should be considered where a collector road meets an arterial road.
- .2 Landscaping on the corners should consist of feature paving, community signage, and tree/shrub plantings that provide year-round interest. Landscaping on public and private lands should be complementary. Feature paving should extend between the curbs to identify pedestrian crossing areas.
- .3 The design of the transit stops should be integrated with the gateway design and provide seating and shelter.



- .4 Driveways should be limited and set back from the intersection at the gateways.
- .5 The front entries of buildings should be oriented toward the gateway and be visually prominent.
- .6 Consideration should be given to constructing multi-unit residential, commercial or institutional buildings on the corner lots to minimize possible driveway connections at the gateway sites.



4.0 BUILDING DESIGN

The Hyde Park Community should have a high quality of both urban and architectural design while providing a mix of housing forms. High quality building design will create attractive and functional spaces which, in turn, should promote pedestrian use.

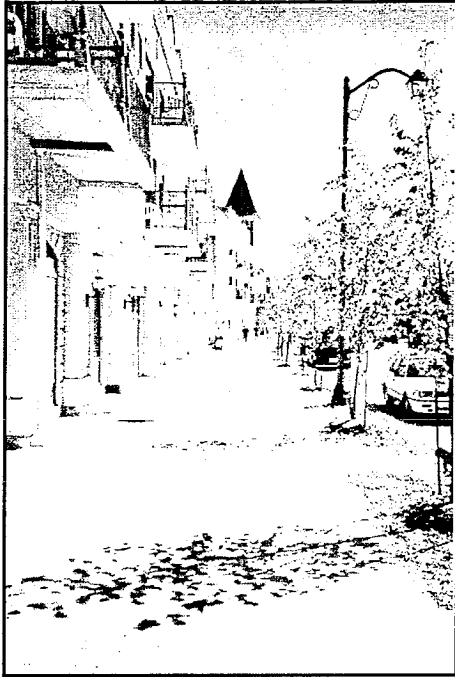
Attention to detail is important in creating rich and vibrant neighbourhoods. The guidelines do not advocate a particular architectural style. Rather they provide for a variety of architectural expressions with attention to certain building elements and the streetscape. The Community will include low density housing lots, medium/high density residential buildings and non-residential uses, such as commercial and community facilities.

Low density residential lots will be composed of three distinctive housing types, each having a variety of lot configurations and building forms. Single-detached lots represent the most popular and therefore the largest proportion of housing. Semi-detached lots meet the needs of residents interested in energy efficient linked homes, which make more effective use of land. Street Townhouses create a more compact residential form. Medium/high density residential buildings, including cluster townhouses and apartment forms, create the opportunity for higher densities, optimizing land use, achieving the highest levels of energy conservation and are transit-supportive in nature.

4.1 Building Design Guidelines

- 1 A variety of lot widths and building types will be encouraged within each neighbourhood.



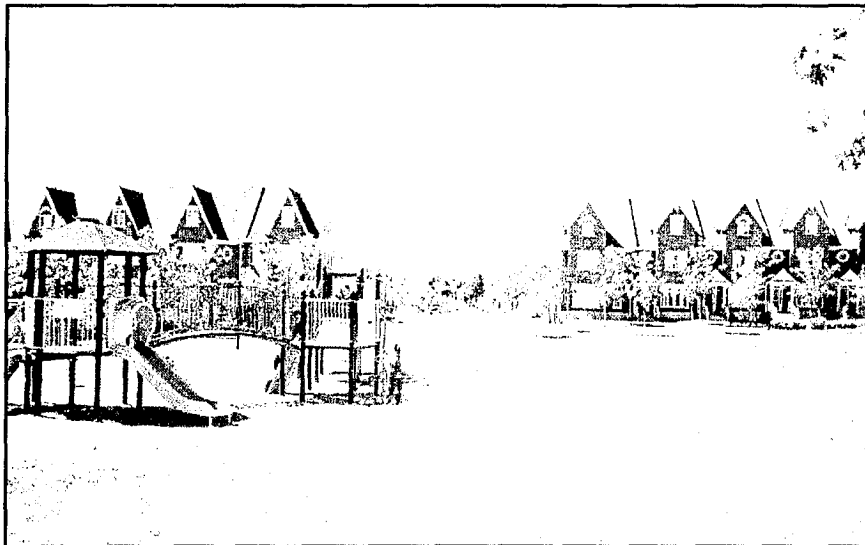


- .2 Buildings should be oriented to the street to define the public space of the streets and achieve a more urban development character. Residential buildings should generally be set back 4 to 6 meters from the property line. Public and institutional buildings such as schools and churches may have a greater setback to create public spaces and courtyards between the building and street.
- .3 Garages should not dominate the streetscape. Side and rear yard garages are encouraged. Front elevation garages should be sensitively designed to integrate with the building elevation and mass and avoid or minimize projection beyond the main front wall. The width of the garage should be proportional to the width of the house.
- .4 Buildings and structures located at the termination of a street and corner buildings should be designed with consideration to massing, height, architectural detailing and landscaping to take advantage of the prominent location.
- .5 Buildings on corner lots should be designed with side elevation detailing similar to the front elevation. Consideration should be given to the amount of glazing on the side elevation and providing side entrances.
- .6 Buildings terminating vistas should have a special attention to siting, massing and architectural detailing to create a visually stimulating landmark structure.
- .7 Public buildings should occupy prominent sites and receive special design attention.

- .8 Buildings should be designed with rooftops of an identifiable shape. Square or flat top roofs should generally be avoided and where used, the walls should be carefully terminated and crowned to support the character of the building.
- .9 Rooftop mechanical equipment should be enclosed or screened, preferably through roof design in a manner consistent with the building form, materials and colour.
- .10 A variety of roof silhouettes and shapes should be designed. Building elements such as chimneys, dormers, roof level changes and cupolas should be used to create variety and interest.
- .11 A diversity in architectural expression is encouraged. Building facades should be varied and articulated to provide visual interest for pedestrians.
- .12 Highly detailed buildings are encouraged. Elements such as cornices, key stones, window bays, eaves and dormers are encouraged to provide visual interest.
- .13 Front porches are encouraged for residential buildings to promote activity in the street space. Main walls facing streets should have a greater number of windows to provide casual surveillance along the street to create a safer environment.
- .14 Facade design should clearly emphasize the main entrance to buildings. Canopies over doorways and porches are encouraged



5.0 PARKS, SCHOOLS AND OPEN SPACE



The City is comprised of buildings and open spaces. Open space is a key element in the organizing framework of neighbourhoods and communities. Open spaces provide public space for civic activities, place for recreation and are a means of protecting and conserving natural features. Open space should form a network to enhance ecological processes and provide functional linkages between spaces and activities.

The open space system of the Hyde Park Community consists of scattered wooded areas of variable quality and size. According to the recommendations of the natural heritage strategy, significant wooded areas should be protected and incorporated into the open space system. Wooded areas of marginal quality should be considered for incorporation into the proposed developments through the subdivision approval process. Fragmentation of the wooded areas has occurred over the years as agricultural production increased. Limited potential for enhanced creek corridors exists except for the Stanton drain.

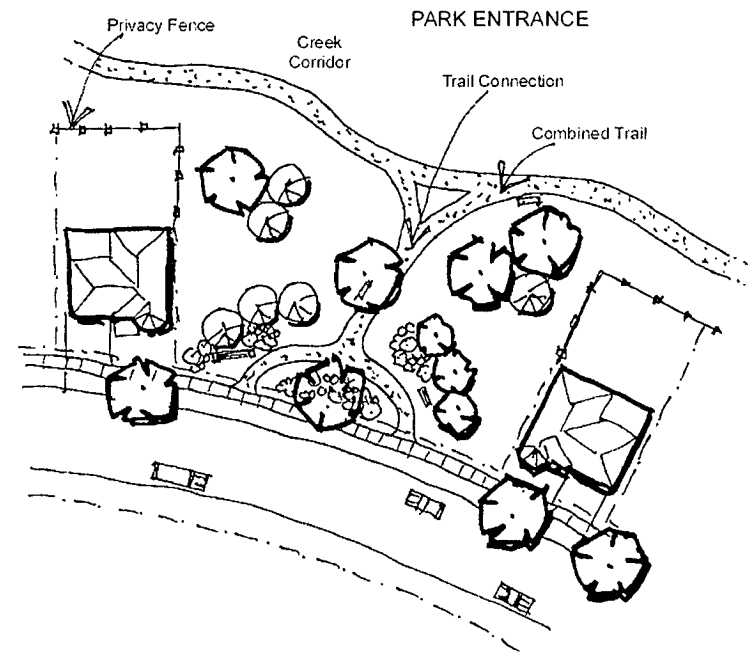
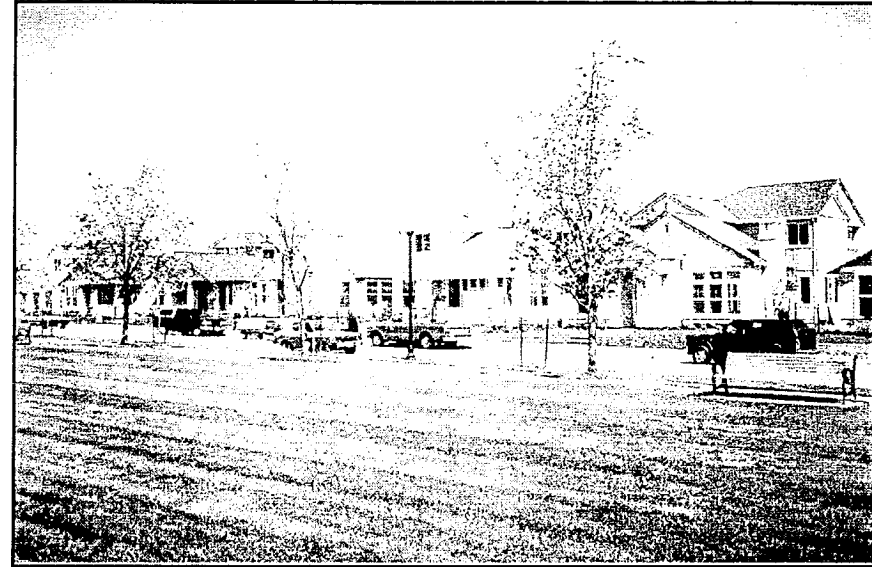
A coordinated and connected system of parks, schools, open space and stormwater management facilities may restore some of the community linkages that have been lost in the Hyde Park Community. Large neighbourhood parks have been planned in both N1 and N2, central to the neighbourhoods, and in locations to provide enhanced community linkages. In N3 a small park addition is proposed to the adjacent West Beaverbrook area plan.

Parks in N1 and N2 are located at “T” intersections which provide opportunities for connections and to function as focal points for the neighbourhoods.

The design of the parks, schools and open space is important in creating attractive and functional neighbourhoods.

5.1 Park and School Design Guidelines

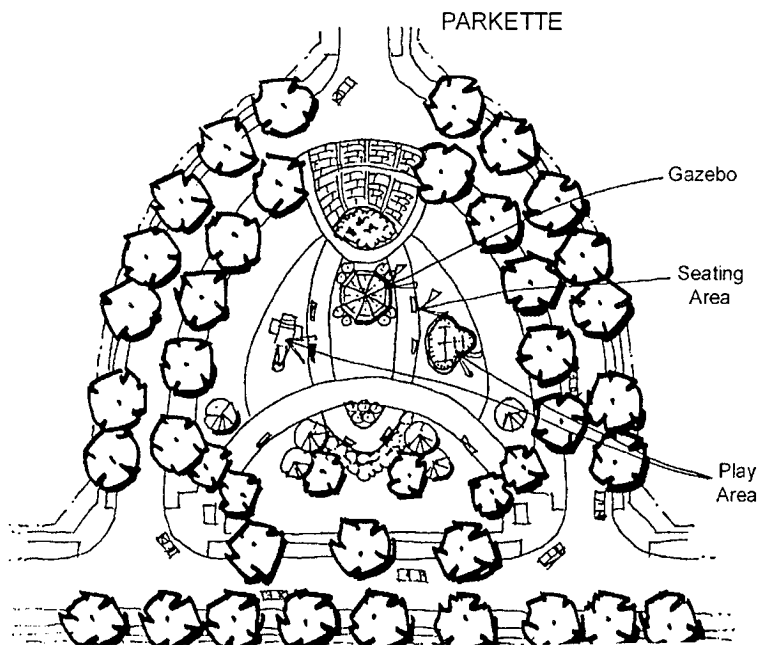
- .1 The neighbourhood parks should satisfy the active recreational needs of the community and provide passive recreational opportunities for each neighbourhood. The size and shape of each park should be reviewed at the draft plan of subdivision stage in order to ensure that the City's recreational program can be accommodated in the various parks and that the shape of the park is optimized.
- .2 Joint school and park campuses should be designed in a comprehensive manner to maximize utilization of the entire site. Fencing or other barriers should not be used to delineate property boundaries.
- .3 Parks and school sites should have adequate street frontage in order to ensure these areas are visually connected with the neighbourhood and to provide safety and security.
- .4 Buildings, structures and landscape elements should be created as neighbourhood focal points and landmarks for orientation and community identity.
- .5 Active recreation areas within school and park sites should be located adjacent to one another with passive recreation areas provided at a safe distance from sportsfields.
- .6 Parking should generally be located between school buildings and sportsfields to provide ease of access to each area and be located away from the public street space.



- .7 Park design including paving, lighting, furnishings, plant materials and landscaping should be coordinated for the shared site.
- .8 Transit stops should be coordinated with park and school entrance areas.
- .9 Pedestrian and vehicular entrances to parks should be clearly defined with landscape or structural elements to mark entrance locations.
- .10 Schools and buildings within parks be architecturally designed to reflect their prominent role and position in the community.
- .11 The design of schools and park buildings should have consideration to topography, natural features, site lines and vistas and pedestrian and vehicular access.
- .12 Service, maintenance areas and parking should be screened from view by building elements or landscaping.
- .13 Connections to the former rail line should be investigated at the detailed design stage.

5.2 Urban Squares/Parkettes

- .1 An urban square should be considered for each of the neighbourhoods to serve as a meeting place and to create a sense of place. The urban square may be developed in conjunction with an enlarged traffic circle, with school and park areas, medium density development or as a component of larger neighbourhood park sites.



- .2 The urban square should make a positive contribution to the structure and spatial definition of local streets and include passive recreational opportunities.
- .3 A concept plan should be prepared at the draft plan stage to assess the size and location of the square, the relationship to the uses and building of the centre and connections to the adjacent pedestrian network and open space system.
- .4 Urban squares may be sites for public art and special landscape treatments. Transit stops should be integrated in the urban squares, where appropriate.

5.3 Creek Corridors and Stormwater Management Pond Guidelines

- .1 Regional stormwater management facilities should be integrated into the community open space system and maintained for their biodiversity and visual and educational benefits (as defined in the City's stormwater management pond guidelines).
- .2 Stormwater management facilities and their naturalized planting scheme should be integrated with adjacent park areas and reflect the existing drainage pattern and topography.
- .3 Stormwater management basins should be designed and planted with native upland, shoreline and aquatic species to provide wildlife habitat and water quality benefits.



- .4 Linear stormwater management facilities (greenways) may be considered to provide improved community linkages between natural areas/open space and parks. Greenways may be appropriate to separate land uses and provide locations for community trails.
- .5 Stormwater management facilities may include interpretive information for public education purposes.
- .6 A 30m buffer should be provided along sections of the Stanton Drain as recommended in the natural heritage strategy. Community trails may be provided along creek corridors in areas not susceptible to frequent flooding.
- .7 Creek corridors should have a natural appearance and be designed with a mix of mature tree, shrubs, ground cover to stabilize banks and provide habitat diversity.



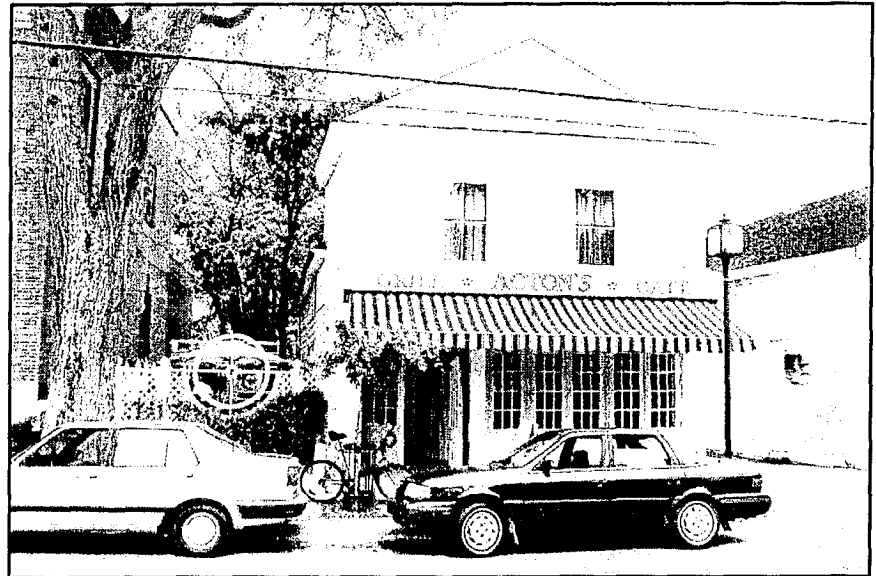
6.0 HYDE PARK HAMLET

The Hyde Park hamlet has the potential to be a focus of activity for the new community. The Business District land use designation allows for a range of uses including local retail and service space, offices, multi-unit housing, open space and community services. Residential density is centred around the hamlet to support new commercial uses and a possible transit route on Hyde Park Road. A small urban square/parkette in the hamlet would provide a focus for public open space.

Carefully designed development and streets in the hamlet can transform the hamlet into a more pedestrian-oriented commercial area. Creating a strong sense of place and character should guide the design for the hamlet. Pedestrian-orientation should be highlighted in the design by enhancing connections to other parts of the community and by providing enhanced intersection design at the corner of Hyde Park Road and Gainsborough Road. An overall streetscape master plan should be prepared to guide infill building locations and street design in the hamlet.

The Business District designation encourages the location of building close to the street with parking located at the side or rear. Building design should allow flexibility in the ground floor space to provide for conversion from the initial uses such as residential to retail, service and office issues in the long term.

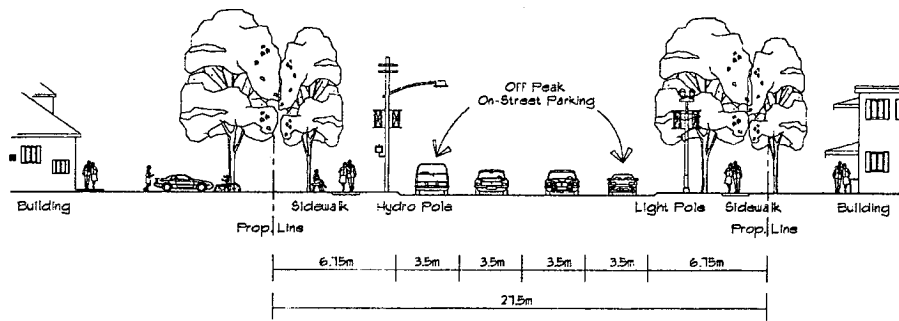
The built heritage of the hamlet was reviewed and recommendations are contained in the Hyde Park Community Plan Archaeological Assessment. The conservation of significant older buildings provide links to the past and adds to the richness and diversity of Hyde Park.



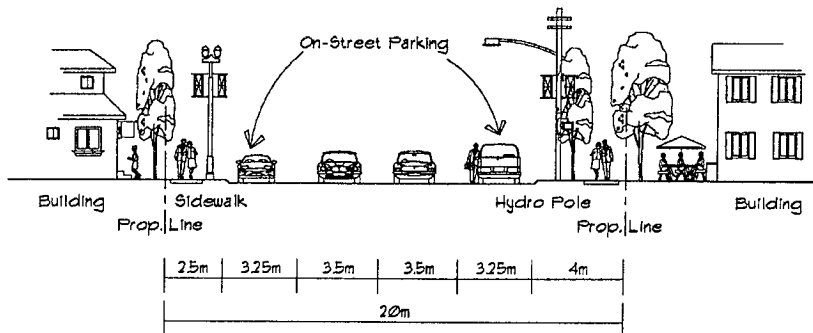
Building and site design for adjacent properties must also be sensitive to the heritage property. Adjacent development should complement the property's significant architectural and heritage features and not dominate or overwhelm them. Considerations of scale, architectural character, massing and materials are important in this context.

6.1 Streetscape Design Guideline

- .1 The hamlet should have an urban orientation and be a place for people.
- .2 Buildings should be sited in close proximity to the street with walkways extending to the adjacent sidewalk. Appropriate setbacks should be determined through the streetscape study.
- .3 Parking should be located at the side or rear of the buildings.
- .4 Street and Pedestrian connections should be provided to neighbouring residential development.
- .5 A streetscape plan should be prepared to determine the right-of-way width to accommodate through traffic, on-street parking, transit stops, street furniture, street trees and utilities.
- .6 Traffic circles and other traffic calming devices should be considered for the hamlet to slow traffic and create a comfortable pedestrian environment.

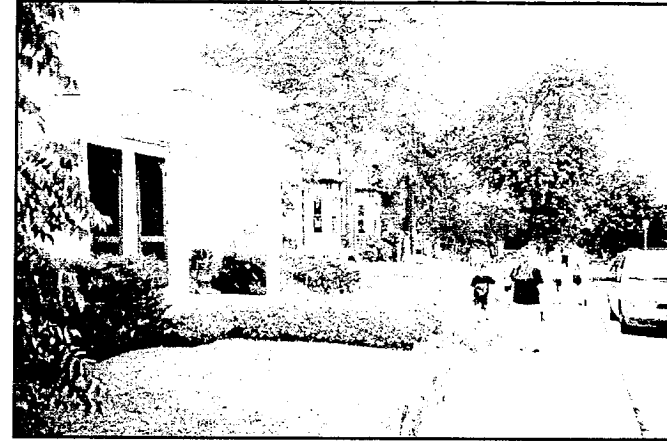


Possible Hyde Park Road Section



Possible Gainsborough Road Section

- .7 The streetscape should be designed to create a comfortable pedestrian environment with consideration to wider sidewalks, paved boulevard strips rather than grassed areas, closely spaced street trees in single or double rows and a coordinated system of street furniture and transit stops.
- .8 The major intersection should be designed with special pavement treatments and textures to identify the major pedestrian crossing areas. Tighter corner radii, where appropriate, and textured materials should be utilized.
- .9 Encourage the planting of large deciduous “street trees” along the roadside to help shade and enclose the street, creating the atmosphere of an “outdoor room”.
- .10 Create new streets/lanes and interconnected parking lots behind the commercial buildings to reduce traffic congestion.
- .11 Encourage efficient and attractive design of parking lots. Reduce large expanses of asphalt into smaller visual units with landscaping.
- .12 Create a pedestrian scaled signage system for the hamlet to reinforce main street image.



6.2 Open Space Design Guidelines

- .1 The hamlet should include an urban square to serve as a neighbourhood meeting place and to create a sense of place for the Hyde Park.
- .2 The urban square should be located near the main intersection and could be developed in conjunction with an enlarged traffic circle, with a library/fire hall or commercial/mixed use development.

6.3 Building Design Guidelines

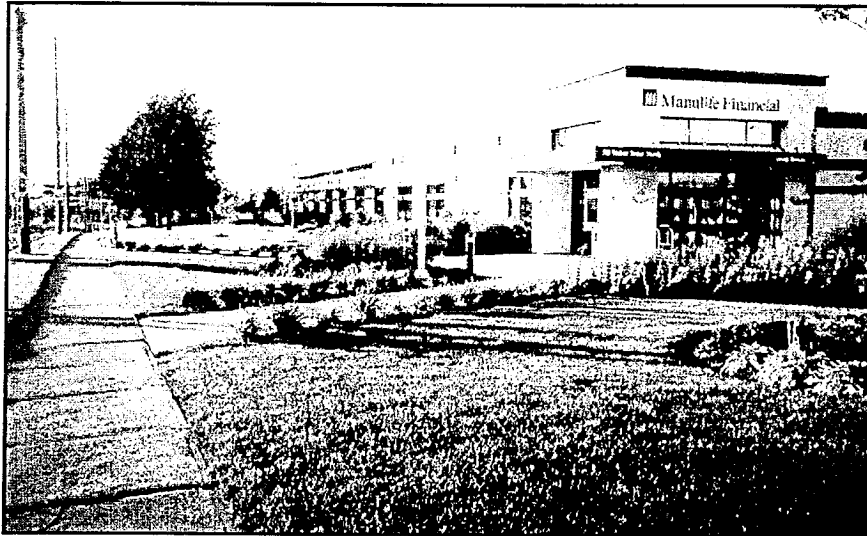
- .1 Building should define the public street space with building walls maximized along the street to enclose and animate the street and create a consistent street edge.
- .2 Buildings should be arranged in varied, clustered masses, relating closely to the street.
- .3 Encourage variety, irregularity, and uniqueness in building location and design.
- .4 New buildings should not create large, bulky masses, but should be scaled into smaller building elements.
- .5 Older buildings should be reused, where possible, rather than tearing them down.
- .6 Buildings, structures and associated landscapes of historical, architectural or cultural merit should be retained and incorporated into new development, where feasible.



- .7 Alterations and additions to heritage buildings should not radically change or destroy the integrity of the building including its materials, features and spaces. New designs should be clearly differentiated so that the addition does not appear to be part of the heritage resource.
- .8 Moving buildings is discouraged unless there is no other means to save or reuse them. The site is an integral component of a building and change may diminish the heritage value.



8.0 OFFICE BUSINESS PARK



The Office Business Park is proposed west of Hyde Park Road between the hamlet area and the existing light industrial area south of Fanshawe Park Road.

The business park should be planned and designed to create a consistent and attractive environment. A high quality of site and building design is required to create a positive investment climate.

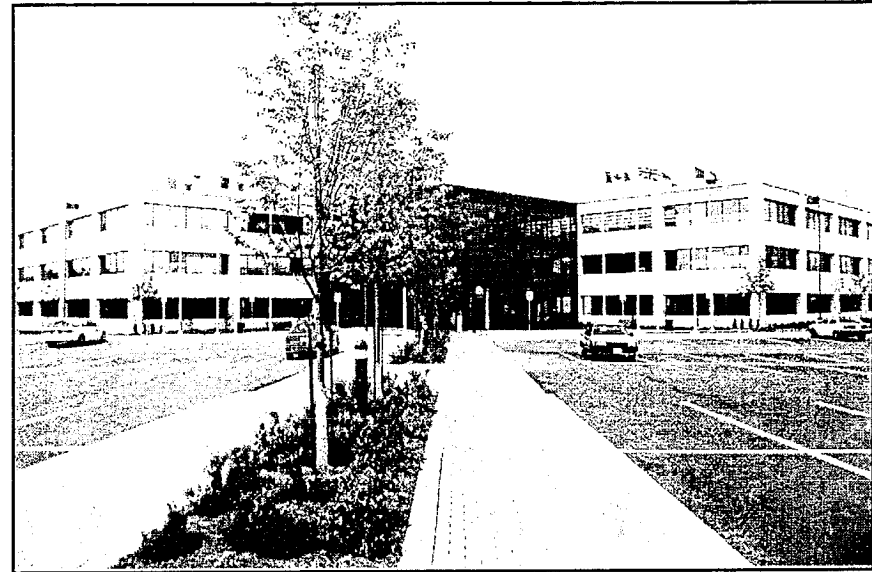
8.1 Street Space and Streetscape Design Guidelines

- .1 The required road right-of-way and preferred street section should be determined at the plan of subdivision stage.
- .2 A build-to line (BTL) of 10 metres should be established for the Business Corridor areas with 30% of the building face located at the BTL. Where visitor parking is desired in the front yard, a build-to line of 20 metres should be utilized.
- .3 The primary parking areas should be oriented to the side and rear yards so that buildings and landscape elements are the dominant features in the streetscape.
- .4 Where buildings are discontinuous along the street, street trees, plantings and other structures should continue the building line along the street.
- .5 A continuous landscaped buffer should be created in the front yard of each site with emphasis on parking lot screening where applicable.

- .6 Detailed Signage and lighting guidelines should be prepared for the business park.

8.2 Building Design Guidelines

- .1 Multi-storey buildings are preferred with their location close to the street to define the street space.
- .2 Buildings adjacent to Hyde Park Road should have building mass oriented along the road and are exempted from the local street frontage build-to line in order to provide maximum exposure to the arterial and to create an attractive edge to the business park.
- .3 The main public entrance to buildings should be clearly visible from the local streets and have weather protected entrances.



8.3 Access, Circulation and Parking

- .1 Shared accesses are encouraged to minimize the number of driveways from the public street.
- .2 A well defined and continuous pedestrian system should be developed on each site with connections to the public street.
- .3 Pedestrian routes should be provided to adjacent and surrounding commercial areas.
- .4 Visitor and handicapped parking areas should be located close to the main building entrance.

- .5 Large parking lots should be broken into smaller modules with landscape islands featuring deciduous trees and low, drought tolerant shrub material. Separate walkways may be necessary in large parking areas to provide pedestrian connections to main buildings entrances.
- .6 Parking should be screened from the street by such techniques as plantings, low walls, trellises and floor of multi-storey buildings.



9.0 IMPLEMENTATION

The purpose of the Hyde Park Community and Urban Design Guidelines is to outline a set of design principles that will address the relationship between streets, buildings and open spaces.

Specifically, the Hyde Park Community Urban Design Guidelines will be used for the following purposes in the plan implementation process:

- to provide a distinct character and high quality of design for the community;
- to assess whether individual plans of subdivision are in conformity with the design principles for the community; and
- to assess the appropriateness of site plan applications.

Compatibility between existing built-up areas and proposed development may be addressed through good urban design. The hamlet is proposed to be designated as a business district. This area will continue to be a mixed use area with an emphasis on more urban form and the streetscape.

These design guidelines state the design objectives of the City for the Hyde Park Community. The guidelines are intended to be flexible and there may be several ways to achieve the desired design objectives.

It is recognized that some sites may have unique natural features and development constraints or requirements. Competing interests may require that certain principles will take precedence over others.



Conceptual planning of sites, buildings and open spaces may be requested at the development applications stage to address the application of these guidelines and to create appropriately sized development blocks.

Developers are encouraged to meet with staff early in the design process to discuss the site characteristics, development program and the application of the design guidelines.

