

May 28, 2024

Planning and Environment Committee and Council
c/o Heather Lysynski
Committee Clerk
City Clerk's Office
hlysynsk@london.ca

Re: Review of The London Plan and Land Needs Assessment - Hyde Park Industrial Land Conversion Request for Specific Policy in the Neighbourhood Place Type

I am the agent for the owners of three properties in the Hyde Park area: (1) York Developments; (2) Copp Realty and (3) C-Cubed Holdings. Their properties are shown on Figure 1, below.

On April 3rd of 2024 Council agreed with Staff's recommendation that the Commercial Industrial Place Type currently applied to these lands was no longer suitable and should be converted to another Place Type. Council further resolved that:

"(f) the Civic Administration BE DIRECTED to review development opportunities on lands to be converted within the Hyde Park Commercial Industrial Area and consider specific area policies to ensure future development includes a mix of commercial uses and other neighbourhood amenities"

...and...

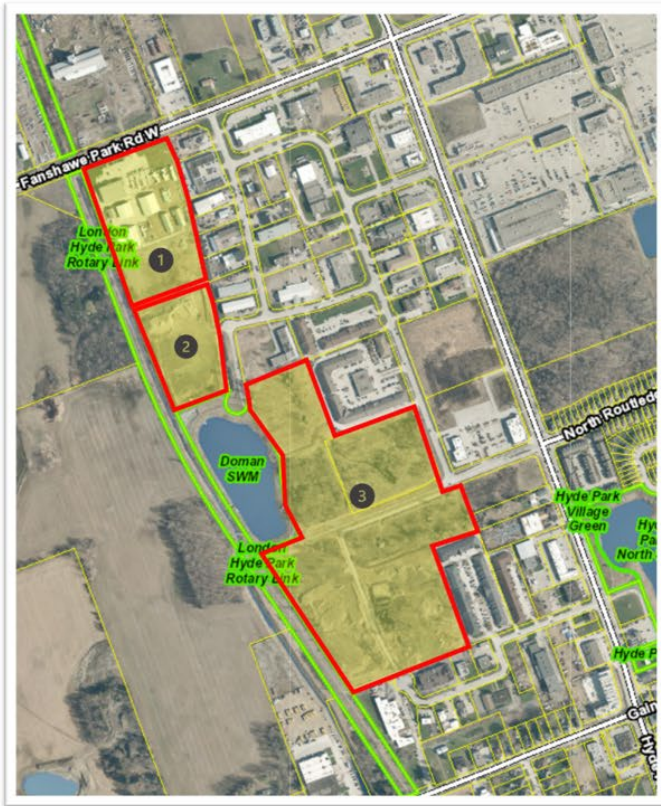
(h) the Civic Administration BE DIRECTED to bring forward associated recommended amendments to The London Plan on clauses c), d), e) and f), above, to a future public meeting of the Planning and Environment Committee"

We appreciate that both Planning Staff and Council recognize the significant opportunity for residential development on these Hyde Park lands. These lands represent an outstanding opportunity for the type of infill and intensification that City Council has been seeking and they are within walking distance of the Hyde Park power centre and the Hyde Park Village main street.

As shown in the attached documents, there is an opportunity for designing and developing an exceptional medium-density, mid-rise residential neighbourhood on these lands, with the existing woodland and the large stormwater management pond as its focal point. Also as shown in the attached document, a residential neighbourhood at this location would benefit from the extensive grocery, retail, restaurant and service uses in the area as well as the existing trail system, existing parks and transit services at its doorstep.

We understand Council's request to allow for a mix of commercial uses on these lands, as appropriate within the context of a mixed-use residential neighbourhood.

Figure 1
Proponents' Land Holdings



- 1 Lands owned by *Copp Realty Corp*
- 2 Lands owned by *C-Cubed Holdings*
- 3 Lands owned by *York Developments*

Land Area ~ 25ha



THE OPPORTUNITY



1,000+ new housing units to address London's housing crisis



Smart conversion - higher order use of valuable land at this growing urban location



Development of long-standing vacant land - 40% of Commercial Industrial Place Type is currently vacant



Capitalize on city's major investments in existing municipal infrastructure - roads, sewer, storm pond, pathways, etc.



Opportunity for a great new neighbourhood focused on woodland, pond & bike trail



New sustainable neighbourhood with 5-minute walk to employment and everyday needs



~2,500 more people to support commercial uses in the Hyde Park Hamlet & other Hyde Park businesses



Opportunity for dense missing middle without impact on adjacent neighbourhoods



Generate transit ridership in support of existing transit services

We appreciate the collaborative approach taken by Staff to engage us through the industrial land conversion process and understand that they will be bringing a report to the Planning and Environment Committee on June 11th that includes an Official Plan amendment to assign a Neighbourhood Place Type to my clients' lands. We are in agreement with the application of the Neighbourhood Place Type to these lands and would like to thank Staff for that anticipated recommendation.

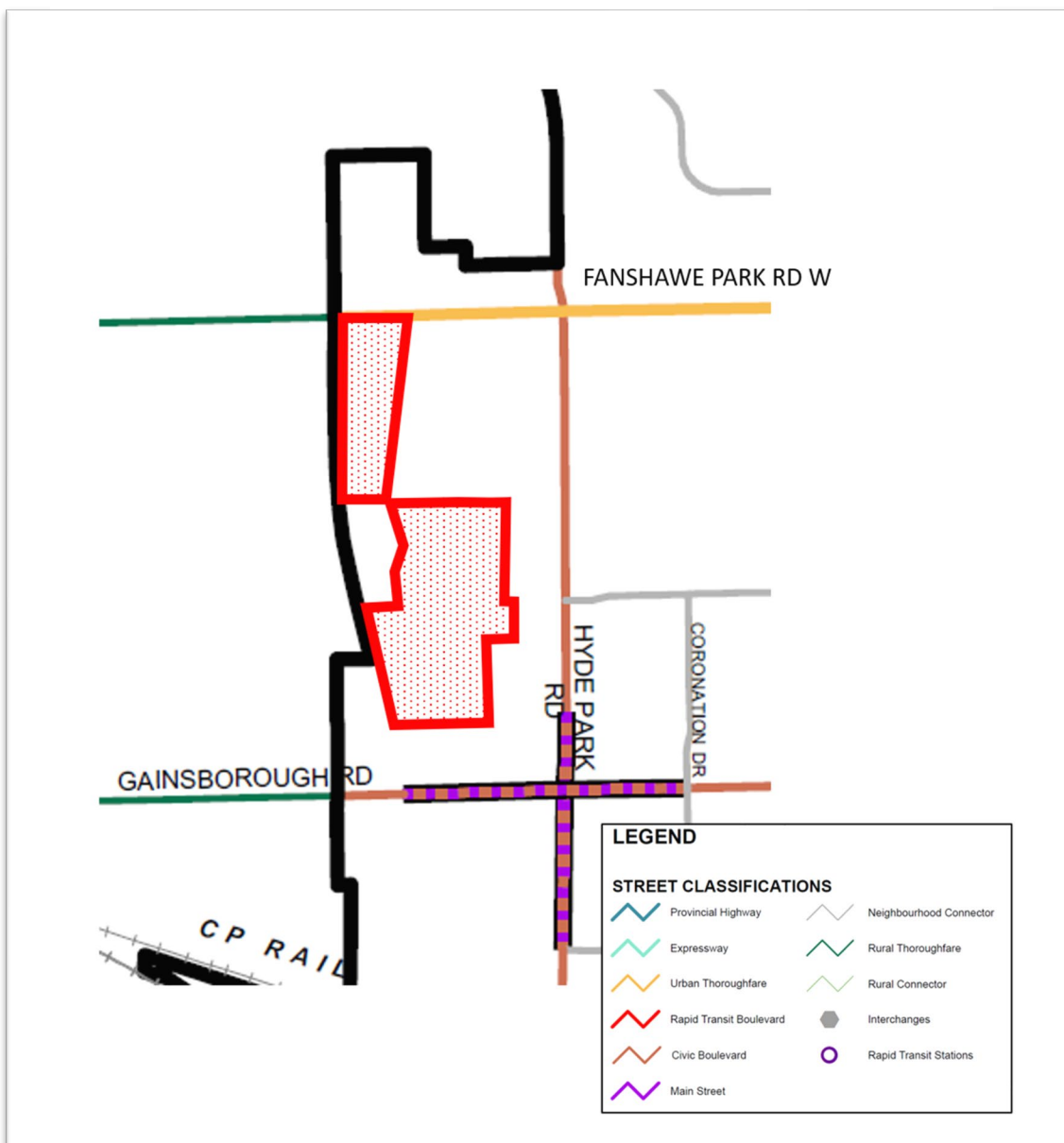
However, in line with the Council direction, we believe that a Specific Area policy in the Neighbourhood Place Type is required for these lands to:

1. Support Council's intent to allow for commercial uses in mixed-use residential buildings.
2. Require that necessary residential amenities be considered through subsequent planning processes on these lands.
3. Allow for "the missing middle" in the form of mid-rise residential development (up to 8 storeys) within this neighbourhood.

It is important to understand that these lands can support relatively intense mid-rise forms of development without any risk of impacting adjacent residential neighbourhoods - there are no adjacent residential lands. Furthermore, developing a mix of heights and densities on these lands will take advantage of the significant amount of goods, services and employment within easy walking distance at the Hyde Park Power Centre. In addition, more intense residential uses can bring more "feet on the street" in Hyde Park to support the commercial uses along the Hyde Park Village's main street.

Unfortunately, the general policies of the Neighbourhood Place Type would not allow for mid-rise housing nor a mix of commercial uses without a special policy – as the vast majority of the developable lands are not adjacent to a Civic Boulevard which is required for greater intensities. Furthermore, there are no Neighbourhood Connectors shown for these lands on “Map 3 – Street Classifications”, which would also shut out the opportunity for any commercial uses. The Neighbourhood Place Type’s general policies would only allow for single detached, semi-detached, duplex, converted dwellings and townhouses of up to 3 storeys. We are of the opinion that the application of these general Neighbourhood Place Type policies would squander the opportunity for a large supply of housing within a mid-rise neighbourhood in this area.

Figure 2
Excerpt from Map 3 - Street Classifications



Policy 961 of the London Plan is entitled "Specific Policies for the Neighbourhoods Place Type". It allows for the insertion of more specific policies to augment the general policies of the Neighbourhood Place Type. Such policies would only apply to specifically identified sites or areas.

To allow for (i) "missing middle" mid-rise forms of development; (ii) mixed-use residential buildings offering ground level commercial uses and (iii) to require that necessary residential amenities be considered through subsequent planning processes for these lands, we are requesting the following specific policy be added to the Neighbourhood Place Type in the London Plan for the subject properties:

Southwest Hyde Park Road and Fanshawe Park Road

In the Neighbourhood Place Type at 1790, 1828 & 1848 Blue Heron Drive, 1510 & 1568 Woodcock Street, 1605 Woodcock Place and 1640 Fanshawe Park Road West, in addition to the standard range of permitted uses and intensities within this Place Type, the following may be permitted on any street classification: fourplexes and stacked townhomes up to four storeys and mid-rise apartment buildings of up to eight storeys. Mixed-use buildings will be permitted. The provision of necessary residential amenities to create a strong neighbourhood environment will be considered through all future planning processes. The range of Commercial Industrial Uses currently permitted on the lands at 1640 Fanshawe Park Road West will continue to be permitted until such time these lands are redeveloped for Neighbourhood Place Type uses at a future date.

An excerpt of images from the City Planning Solutions planning report that was previously prepared to request the industrial land conversion for these properties has been attached to this letter for the Committee's information and context.

Once again, we would like to thank Planning Staff for their engagement and professionalism throughout this process and thank Council for supporting this exceptional opportunity to create housing, avail of existing municipal services, facilitate a strong new neighbourhood and support the Hyde Park business community.

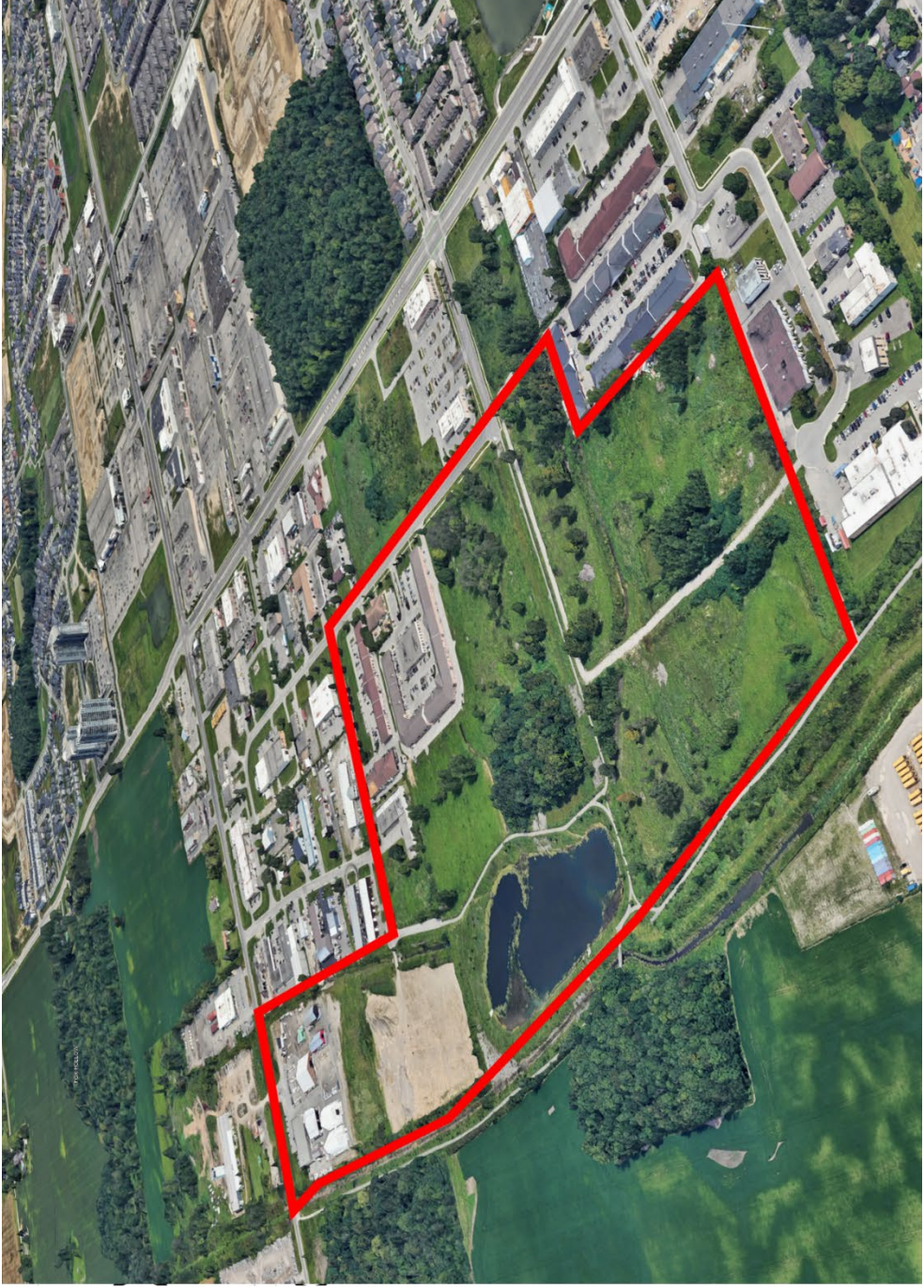
Sincerely,



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Appendix 1
Excerpts from City Planning Solutions Planning Report
Previously Submitted

Proposed Conversion Area



Opportunity for A High Quality Neighbourhood

- 25 ha large land holding to build community
- Central feature of storm pond and woodland
- Amenity of trail - cycling/walking trail
- Major park across Hyde Park
- Hyde Park commercial main street within 5 minute walk
- Natural setting across trail (to the west)
- Major power centre - retail, grocery, services within 5 minute walk
- Transit services
- Planted boulevard entrance existing - sense of arrival/gateway

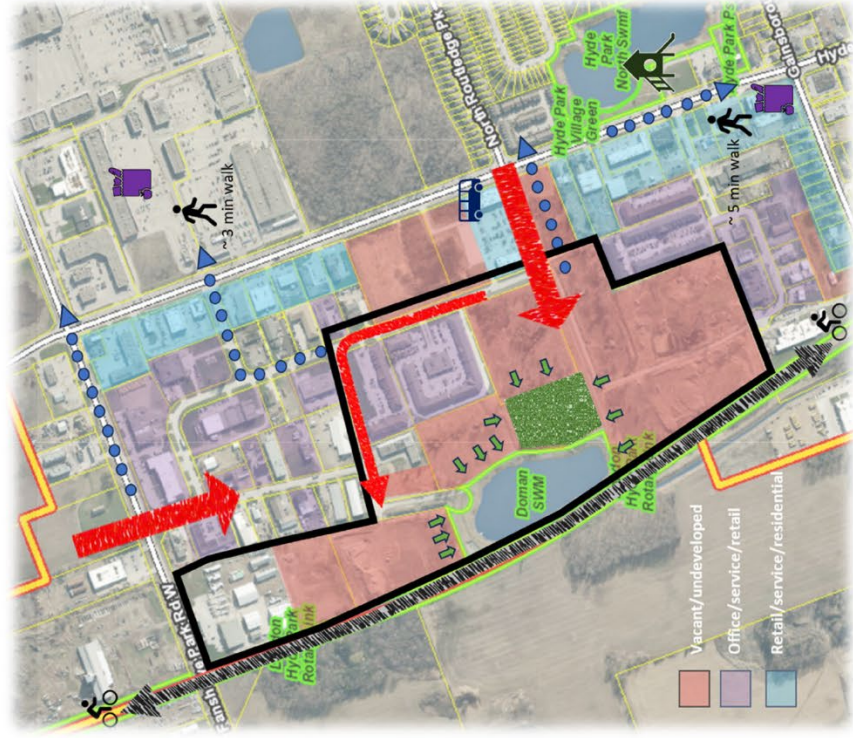
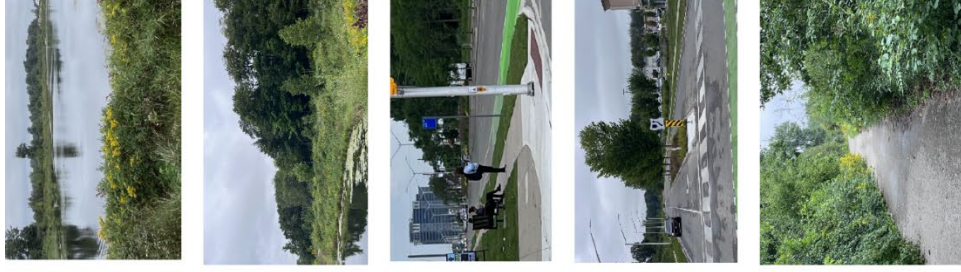
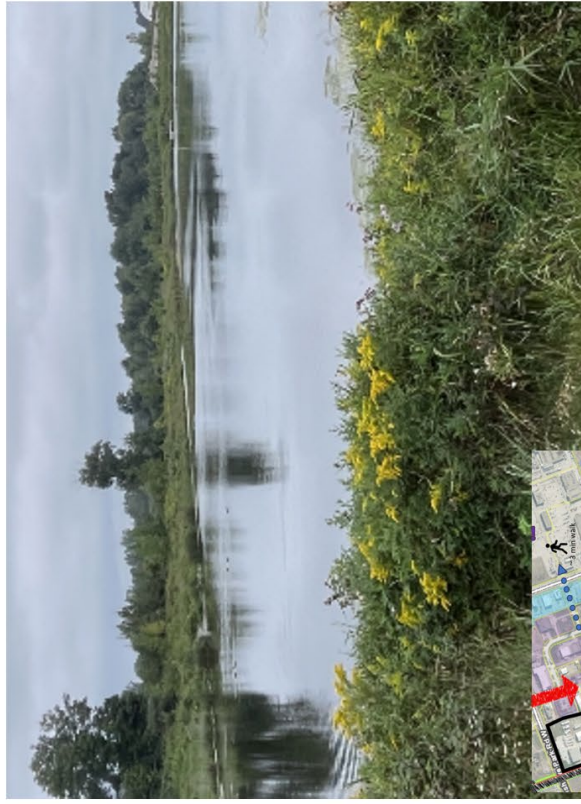


Figure 8 - High-level community framework - focal point, pond, woodland, multi-use pathway, transit stop, entrances, linkages and nearby shopping. Red-shaded areas are vacant/undeveloped lands.

Stormwater Management Pond
Focal Point Opportunity for [Neighbourhood](#)



Woodland in Green Space Place Type
Focal Point Opportunity for [Neighbourhood](#)

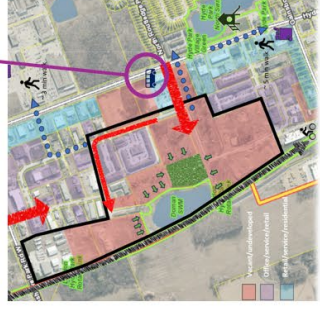


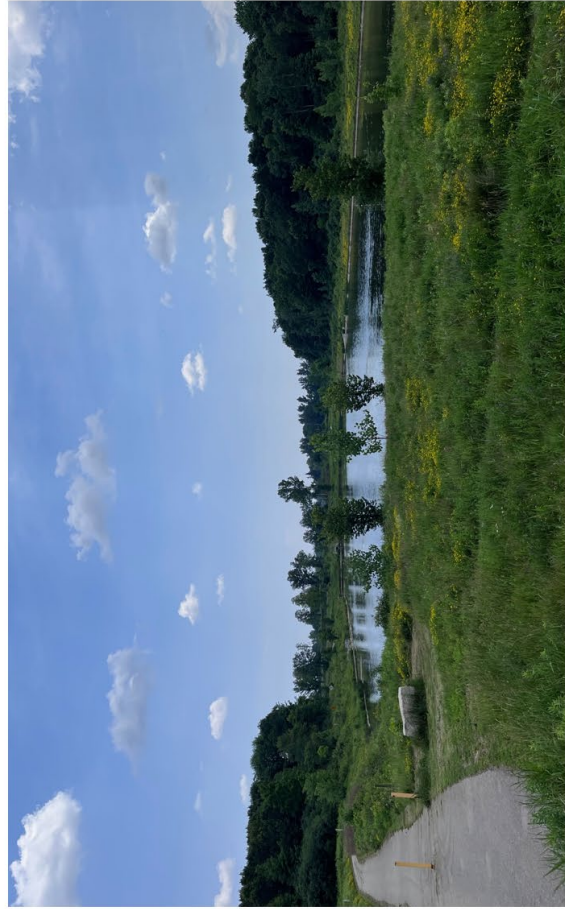


Entrance to North Routledge



Transit Infrastructure at North Routledge





Extensive trail infrastructure already in place