



**ZELINKA PRIAMO LTD**

*A Professional Planning Practice*

April 21, 2016

Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London, ON  
N6A 4L9

Attention: Ms. Heather Lysynski, Committee Secretary

Dear Ms. Lysynski

RE: Demolition Permit  
1656 Hyde Park Road  
Our File: HLH/LON/13-01

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Zelinka Priamo Ltd., on behalf of Hyde Park Investments 2015 Inc., has submitted an application to demolish the existing dwelling on the above noted property.

We have had an opportunity to review the staff report prepared in relation to the proposed demolition request and the analysis of the existing dwelling overall and appreciate the details on the history of the dwelling that have been provided. However, we feel that it is also important for the Committee to have a full understanding of the context in which the existing dwelling is proposed to be demolished.

On November 17, 2015 a Site Plan Approval application was submitted for the subject lands along with four other properties, being 1600, 1622 and 1648 Hyde Park Road. These lands make up the primary intersection of the Hyde Park Village at the northeast corner of Hyde Park Road and Gainsborough Road, and extend north along Hyde Park Road, through to North Routledge Street (save and except for 1634 Hyde Park Road).

The overall proposed development consists of two, two-storey commercial buildings, which will anchor the corners of the site, and a smaller restaurant building along the Hyde Park Road frontage (see attached site plan and elevations). A total of 80,280sq.ft of commercial floor space is proposed, consisting of retail and office uses. However, the current plan being reviewed through the Site Plan Approval application process has removed the proposed two-storey commercial building from the property on account of the existing heritage-listed dwelling on 1656 Hyde Park Road. A site plan resubmission package was provided to staff on March 31 and we are awaiting final comments on the review in order to obtain conditional permits and start construction on the proposed commercial building at the southeast corner of the site.

The overall vision for the proposed development is to create a main-street type development that will cater to the local residents of the Hyde Park Village. The buildings have been designed with entrances facing the street and corner treatments positioned to articulate the intersections. A hard surface landscape treatment, along with evenly spaced landscape strips, has been provided within the road allowance to create a seamless plaza from the City sidewalk through to the building face (see attached landscape plan). A large pergola is also proposed along the Hyde Park Road frontage to further animate the street frontage.

While we recognize that City Heritage Planning staff have suggested there are heritage attributes related to the existing dwelling that would merit the designation of the property, there are significant issues related to the retention of the existing dwelling. These concerns, in relation to the proposed development, are as follows:

- The dwelling was constructed in 1880. To renovate the existing dwelling and bring it up to building code standards for a commercial use and incorporate it into the overall development would result in significant alterations to the exterior and interior of the building;
- The location of the existing dwelling setback approximately 11m (36ft) from the street creates a gap in the building line that is envisioned for the Hyde Park Road street frontage over the long term; and
- The existing dwelling is in significant disrepair. A Building Condition Report was prepared with the most notable issues identified as being the foundation which has displaced and the mortar joints of the exterior masonry walls which have deteriorated.

As an alternative to the retention of the existing dwelling, we feel that the incorporation of key heritage features throughout the proposed development would be a greater benefit to the long term commemoration of the Routledge family, the Hyde Park Business Association and the overall proposed development.

On April 13, 2016 we met with the Hyde Park Business Association to review the following alternatives:

- The use of the reclaimed brick and the "gingerbread" features in the construction of public spaces within the proposed development (ie. the pergola);
- A commemorative plaque and storey board depicting and summarizing the history of the existing dwelling; and
- A design element at the corner of Hyde Park Road and Gainsborough Road recognizing the establishment of the Hyde Park Village.

As per the letter provided by the Hyde Park Business Association, dated April 19, 2016 (attached), they are supportive of this alternative approach to heritage recognition and support the demolition of the existing dwelling, acknowledging it as a benefit to the growth of the Hyde Park community. Allowing the redevelopment of the east side of Hyde Park Road through to North Routledge Street will encourage existing properties further north to continue to redevelop over the long term.

We trust the enclosed is satisfactory to allow a fulsome review of the proposed demolition permit. We look forward to discussing this matter with Committee members on April 25<sup>th</sup>.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Michelle Doornbosch, BA  
Associate

cc. Harry Hermann, Hyde Park Investments 2015 Inc.

April 19, 2016

City of London  
300 Dufferin Avenue P.O. Box 5035  
London ON N6A 4L9

**RE: Letter of support for the demolition of 1656 Hyde Park Road**

The Hyde Park Business Association (HPBA) is a valued partner in the community as a strong player in several high profile development and social projects that promote business and community involvement and growth operating with volunteer involvement representing area businesses. A few of the most notable projects include:

- i) the Piano Project - London's first community piano in a park – that will be celebrating its 3<sup>rd</sup> year in 2016 and brings together businesses, community members, non-profit groups, schools, and the City of London.
- ii) the support of the newly renovated North West London Resource Centre and its' commercial kitchen, and
- iii) the Hyde Park Road Widening committee, where HPBA acts as a liaison between the City of London and local businesses for communication, community participation, etc.

With the Hyde Park and Gainsborough area rapidly changing, and now that the road widening approaches completion, there presents opportunities for new commercial development and growth in the area that is consistent with current zoning.

As such, the HPBA has a role ensuring that this growth and development happens in a manner that supports residents and businesses and the concept of the Hyde Park community as per the Hyde Park Official Community Plan and its' designation in the new London Plan.

To that end, the Hyde Park Business Association met with the Developer, HLH and the Planner, Zelinka Priamo Ltd on April 13, 2016 to discuss the proposed demolition of the structure at 1656 Hyde Park Road.

Topics discussed included the existing structure on site and its state of disrepair (including footing and foundation), limitation of use this structure presents and the reduction in the scope of the proposed development by HLH on the south side of North Routledge and Hyde Park road if structure remains.

Also discussed was the unique character and heritage the structure presents for this area, and the importance of preserving, honouring and integrating some of the character elements of the structure into design of the future development.

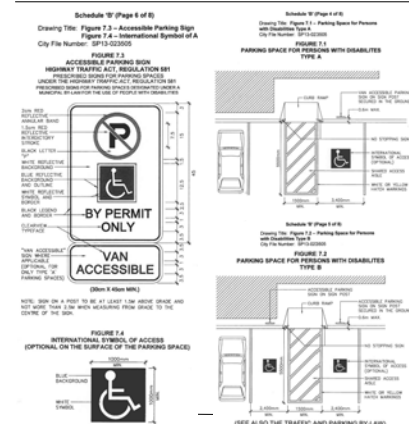
Although our first choice was to see the building maintained, we understand that it is not possible, given the structural condition, therefore, looking at all of the options. *The HPBA supports the related demolition of 1656 Hyde Park Road providing the Planner and Developer follow through as discussed and agreed to honor the history of this intersection by integrating the character of the dwelling in the new construction*, such as using the reclaimed brick from the structure, adding replica 'gingerbread' features throughout the development (e.g., in public spaces/pergola) and a commemorative plaque with possible photo story board (if sufficient info available) about the dwelling somewhere at the corner of North Routledge and Hyde Park Road on the new building.

In summary, the HPBA supports the vision of HLH's development along Hyde Park Road west between Gainsborough and North Routledge. It is our position that the new commercial space being developed for small business fits well within the vision of a pedestrian, commercial, village destination and will attract, retain and grow businesses in the Hyde Park area resulting an overall positive impact to the City and its residents.

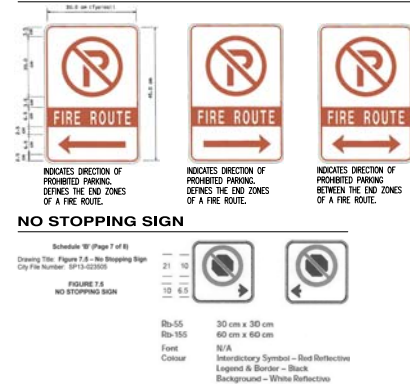
Regards,  
Donna Szpakowski  
President; Hyde Park Business Association

CC: Josh Morgan, Ward 7 Councillor, City of London, K. Gonyou, Heritage Planner, City of London  
Michelle Doombosch, Zelinka Priamo Ltd; Harry Hermann, HLH Investments Ltd

**BARRIER FREE PARKING SIGN and SPACE DETAIL**



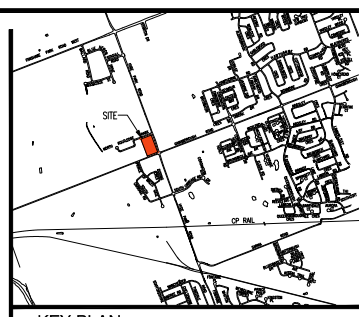
**FIRE ROUTE SIGN**



**SITE INFORMATION:**

SITE AREA :	15,643.41 SM	3,865.4 Ac	PROPOSED GROSS FLOOR AREA :	
ZONING :			- BUILDING 'A' - GROUND FLOOR -	1,979.41 SM 21,306 SF
SITE FRONTAGE :			- BUILDING 'A' - 2nd FLOOR -	1,961.79 SM 21,116 SF
- FRONT YARD at GAINSBOROUGH ROAD :	91.50 M		TOTAL BUILDING 'A' G.F.A. :	3,941.20 SM 42,422 SF
BUILDING SETBACKS :			- BUILDING 'B' - GROUND FLOOR -	255.49 SM 2,750 SF
- FRONT YARD at GAINSBOROUGH ROAD :	REQUIRED : 0.00 M	PROVIDED : 1.49 M	TOTAL BUILDING 'B' G.F.A. :	255.49 SM 2,750 SF
- EXTERIOR EAST SIDE YARD at HYDE PARK ROAD :	REQUIRED : 0.00 M	PROVIDED : 1.55 M	TOTAL PROPOSED G.F.A. :	4,196.69 SM 45,172 SF
- INTERIOR WEST SIDE YARD :	REQUIRED : 7.50 M	PROVIDED : 19.29 M	- 50% RETAIL -	2,098.34 SM 22,586 SF
- REAR YARD at N. ROUTLEDGE ROAD :	REQUIRED : 0.00 M	PROVIDED : 1.96 M	- 50% OFFICE -	2,098.35 SM 22,586 SF

COVERAGE :	(2,234.9 / 15,643.41)	14.28 %
SITE SPACE INDEX :	(4,196.69 / 15,643.41)	0.2682
LANDSCAPE AREA :	(- SM / 15,643.41)	- %
TOTAL PARKING REQUIRED :		158 CARS
- RETAIL : 1 CAR @ 20.00 SM (2,098.34 SM)		105 CARS
- GENERAL OFFICE : 1 CAR @ 40.00 SM (2,098.34 SM)		53 CARS
TOTAL PARKING PROVIDED :		278 CARS
- BARRIER FREE PARKING PROVIDED (MIN. 7 CARS) :		8 CARS
TOTAL BICYCLE PARKING REQUIRED :		20 BICYCLE
- 7% OF VEHICULAR PARKING :		20 BICYCLE
TOTAL BICYCLE PARKING PROVIDED :		24 BICYCLE



**LEGEND:**

- NEW BUILDING
- EXISTING BUILT SITE
- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- NEW CONCRETE CURB & ISLAND
- NEW PAINTED LINEWORK (2.70m x 5.50m PARKING SPACE) (4.50m x 5.50m H/C SPACE TYPE 'A') (6.30m x 5.50m 2 H/C SPACE TYPE 'B') (6.70m DRAWING) (8.00m x 3.00m LOADING SPACE)
- SID / LANDSCAPING
- TRAFFIC PAINTED LINES
- PEDESTRIAN CROSSING - CONCRETE / PAVERS
- BARRIER FREE RAMP (min. 1.50m WIDTH and min. 1.50m LENGTH) - MAX. 1:50 SLOPE IN ANY DIRECTION
- TACTILE ATTENTION INDICATOR - PER O.S.C. 18.3.2(1)(a)
- LOCATION OF FIRE ROUTE ENTRANCE TO BUILDING and ANNOUNCING PANEL
- BARRIER FREE ENTRANCE - O.S.C. REQUIREMENT FOR STORES LARGER THAN 297.30 S.M. ( 3,000 S.F. )
- HANDICAPPED PARKING SIGN ON POST
- BUILDING ACCESS
- BUILDING EXIT
- PROPOSED HYDRANT
- EXISTING HYDRANT
- SEWER CONNECTION
- EXTERIOR TRANSFORMER VAULT ON CONCRETE PAD
- GARBAGE STORAGE AREA
- BICYCLE PARKING RACK
- PROPERTY LINE
- LINE OF CANOPY / ROOF ABOVE
- FIRE ROUTE
- FIRE ROUTE SIGN TYPE 'TR1'
- RETAINING WALL

**NOTES:**

- FOR SITE SERVICES AND GRADING INFORMATION REFER TO DRAWINGS PREPARED BY "STIKK BALDINELLI MONZ CAN. STRUCTURAL ENGINEERS".
- FOR LANDSCAPING INFO REFER TO DRAWINGS PREPARED BY "IRON KOUDES LANDSCAPE ARCH".

**LEGAL DESCRIPTION:**

INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS 14 & 15 REGISTERED PLAN 416(C) AND PART OF LOT 25 CONCESSION 4 (GEOGRAPHIC TOWNSHIP OF LONDON IN THE CITY OF LONDON COUNTY OF MIDDLESEX, PREPARED BY "CALLON & DIETZ INCORPORATED", ONTARIO LAND SURVEYORS, LONDON, ONTARIO, T: (519) 873-0220 F: (519) 873-0052, AS ELECTRONICALLY RECEIVED ON 23RD OF JULY 2014, AND COMPLETED WITH INFORMATION REGARDING LATEST ROAD WIDENING ALONG HYDE PARK ROAD AND GAINSBOROUGH ROAD, TAKEN FROM DRAET Report (C-1949) AS ELECTRONICALLY RECEIVED ON 20TH OF JANUARY 2016.

LONDON CITY HALL FILE : SP15-0036376

NO.	REVISIONS	DATE	BY
4.	REVISED PER CITY COMMENTS.	MAR. 28, 2016	M.W.
3.	REVISED PER CITY COMMENTS.	FEB. 23, 2016	M.W.
2.	ISSUED FOR SITE PLAN APPLICATION.	NOV. 13, 2015	M.W.
1.	ISSUED FOR DESIGN BEEF.	AUG. 27, 2015	M.W.

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.  
Do not scale the drawing.  
This drawing contains copyright material belonging to the Architect.  
This drawing was developed for a specific purpose, use for any other purpose is not permitted.  
This drawing shall not be reproduced in whole or in part without the written approval of the Architect.  
This drawing must be read in the context of all the other drawings which constitute the documents.

**SITE PLAN - GROUND FLOOR**

SCALE: 1 = 300

**HYDE PARK CENTRE**  
1600/1622 HYDE PARK ROAD  
LONDON, ONTARIO  
FOR: **HEREFORDSHIRE CAPITAL CORPORATION**

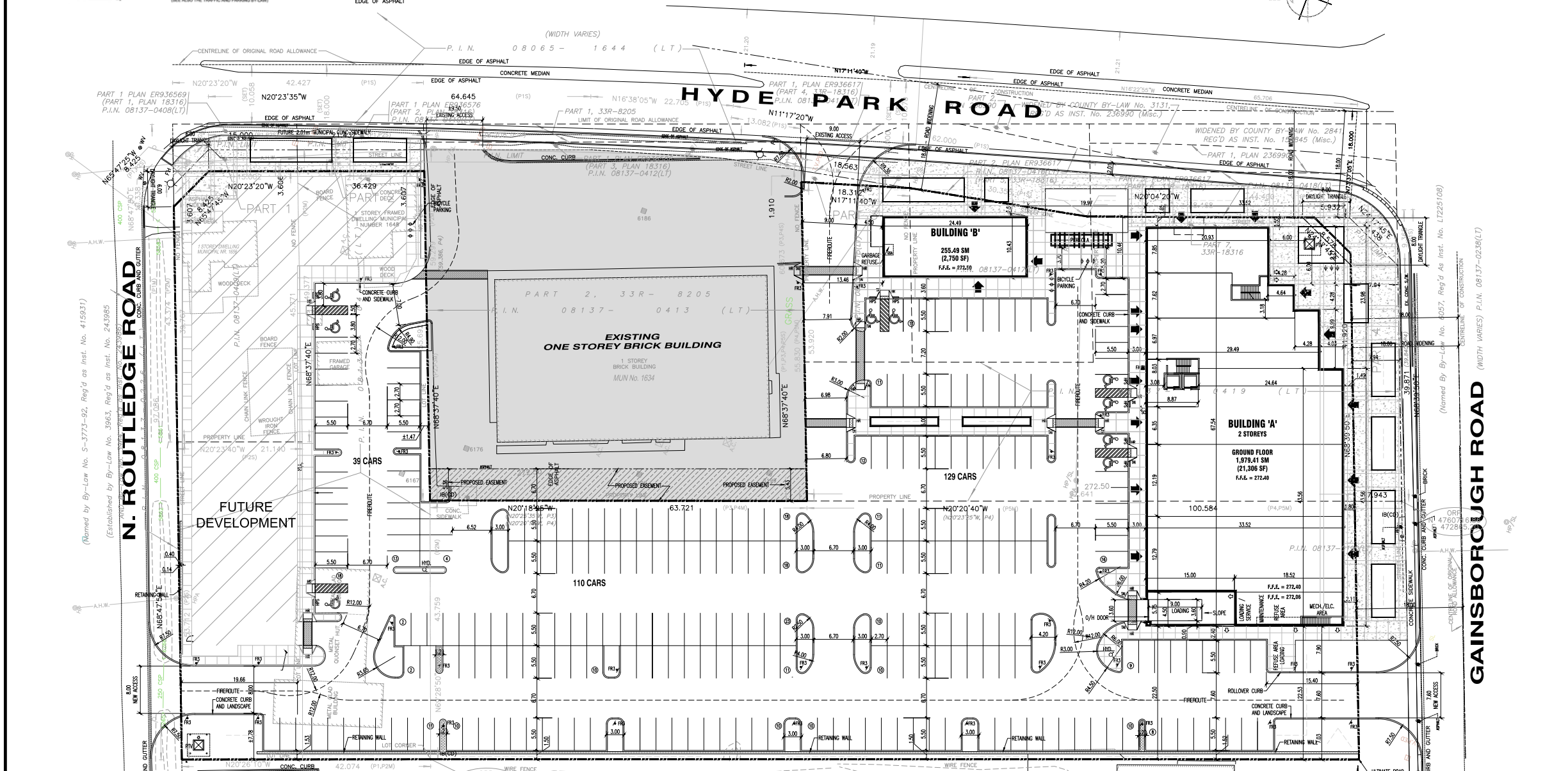
RETROFF PARTNERSHIP ARCHITECTS



280 TOWN CENTRE BLVD., SUITE 300  
MARKHAM, ONTARIO, CANADA L3R 9H8  
TEL. 905.470.7200 FAX. 905.470.2500

DRAWN BY: M.C.  
CHECKED BY: M.W.  
DATE: MAY 14, 2015  
ISSUED: MARCH 28, 2016

PROJECT NO: **15063**  
DWG. NO: **A-101**

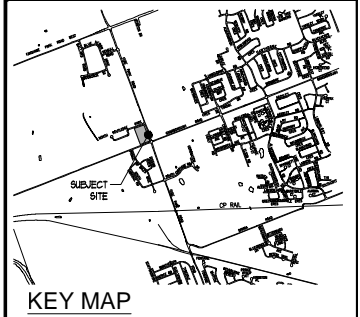
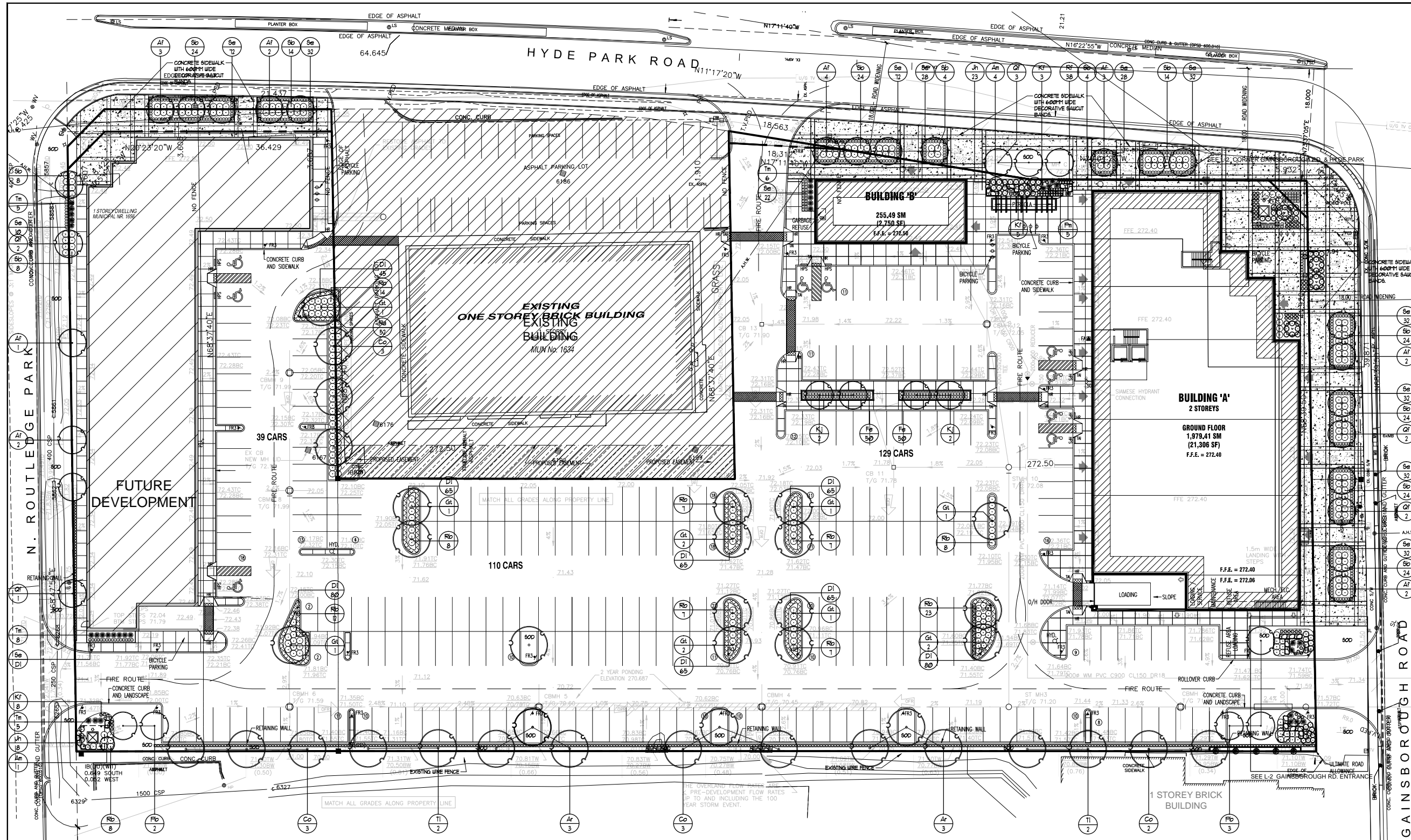


**NOTES:**

1. OUTDOOR LIGHTING WILL BE DIRECTED AWAY FROM ADJACENT RESIDENCES.
2. FIRE ROUTE SHALL BE PER 6.2 & 6.3 CITY OF LONDON DESIGN STANDARDS FOR FIRE ROUTES.
3. REUSE AND RECYCLABLE MATERIALS WILL BE COLLECTED BY A PRIVATE REUSE COLLECTION FIRM, IN ACCORDANCE WITH THE CITY OF LONDON MUNICIPAL CODE.

**NOTES:**

1. SIDEWALKS TO BE 2% SLOPED AWAY FROM THE BUILDING ENTRANCES.
2. ALL MAIN ENTRANCES F.F.E. TO BE SAME AS STORE F.F.E.
3. ALL REUSE / LOADING ENTRANCES F.F.E. TO BE SAME AS STORE F.F.E.



KEY MAP

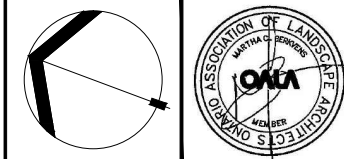


ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION.  
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A., C.S.L.A., LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Ronald H. Koudys, O.A.L.A., C.S.L.A. DATE

DATE	DESCRIPTION	No.
FEB/23/2016	ISSUED FOR SPA	3.
FEB/16/2016	ISSUED FOR RESUBMISSION	2.
NOV/12/2015	ISSUED FOR SPA	1.

PLOTTING INFORMATION:  
PLOTTED DATE = 2016-02-23  
PLOTTED SCALE = 1:1



PROJECT TITLE:  
HYDE PARK CENTRE  
1600/1622 HYDE PARK ROAD  
London, Ontario  
SP-1411

DRAWING TITLE:  
LANDSCAPE PLAN

DATE: NOV. 2015	SCALE: AS NOTED	DRAWING No. L-1
DRAWN: RKL/Ahc	CHECKED BY: RHK	
PROJECT No. 15-198 L1-h SPA		

LANDSCAPE PLAN  
SCALE = 1:300

**PLANT MATERIAL**

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Ar	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jefferson'	19	60cmal	UB
Am	MULTI-STEM SERVICEBERRY	Amelanchier canadensis multi-stem	5	50cm	POT
Ar	RED MAPLE	Acer rubrum 'Sunset'	4	60cmal	UB
Co	HACKBERRY TREE	Celtis occidentalis	11	60cmal	UB
Di	CREAM DROP CATALYLI	Hemerocallis 'Cream Drop'	330	2 1/2gal	POT
Fe	BLUE OAT GRASS	Holcus ciliaris ssp. variegatus	100	2 1/2gal	POT
Gl	SHADEMASTER LOCUST	Gladiolus triacanthos 'Shademaster'	12	60cmal	UB
Jh	PRINCE OF WALES JANIPEP	Juniperus horizontalis 'Prince of Wales'	31	60cm	POT
Kf	KARL FOERSTER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	16	2 1/2gal	POT
Kj	KATSURBA	Cercidiphyllum japonicum	4	60cmal	UB
Pb	CHANTICLEER PEAR	Flyus chalybeata 'Chanticleer'	5	60cmal	UB
Ph	DWARF MUGO PINE	Pinus mugo 'Mugo'	5	60cm	POT
Qf	PYRAMIDAL ENGLISH OAK	Quercus robur 'Fastigiata'	10	60cmal	UB
Ra	ALPINE CURRANT	Ribes alpinum	52	60cm	POT
Rb	SMOOTH ROSE	Rosa blanda	101	60cm	POT
Rf	BLACKEYED SUSAN	Rudbeckia fulgida 'Goldsturm'	38	2 1/2gal	POT
Sb	ANTHONY WATERER SPIREA	Spiraea bushiana 'Anthony Waterer'	786	60cm	POT
Se	AUTUMN JOY SEDUM	Sedum spectabile 'Autumn Joy'	424	2 1/2gal	POT
Ti	GLENLEVEN LINDEN	Tilia cordata 'Glenleven'	4	60cmal	UB
Tn	DENSE YEW	Taxus x media 'Densiformis'	24	80cm	POT

**LEGEND**

	PROPOSED DECIDUOUS TREES		PROPOSED ARMOURSTONE SEE DETAIL
	EXISTING DECIDUOUS TREES TO BE REMOVED		PROPOSED CONCRETE PAVING
	EXISTING CONIFEROUS TREES TO BE REMOVED		PROPOSED BIKE RACK SEE DETAIL
	PROPOSED PLANTINGS		PROPOSED PIER AND FENCE SEE DETAIL
	PLANT KEYS SEE PLANT MATERIALS LIST		PROPOSED FIRE HYDRANT LOCATION



LEGEND:

- 1- PRE-FINISHED METAL FLASHING
- 2- DURANAR FINISH COMPOSITE PANELS (VARIOUS COLOURS)
- 3- GLAZING IN CLEAR ANODIZED ALUMINUM FRAME
- 4- SPANDREL IN CLEAR ANODIZED ALUMINUM FRAME
- 5- DECORATIVE LIGHT FIXTURE
- 6- ARCHITECTURAL MASONRY UNITS (VARIOUS COLOURS)
- 7- FACE-BRICK
- 8- AWNING
- 9- E.I.F.S.
- 10- ALUMINUM SHADING CANOPIES
- 11- SIGNAGE



**PROPOSED BUILDING A ELEVATIONS** page 1 of 4

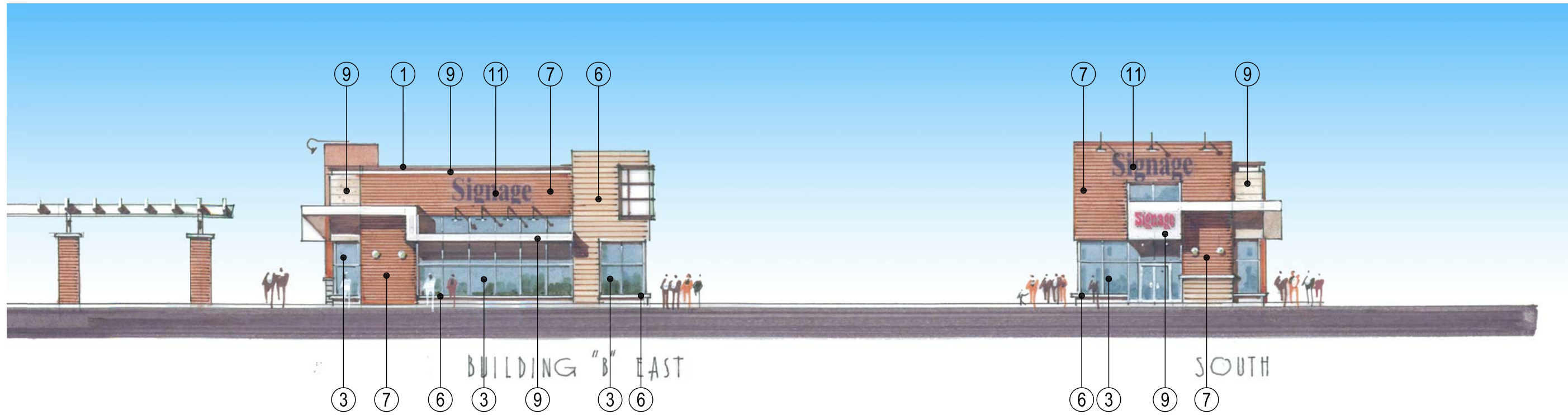


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**PROPOSED BUILDING A ELEVATIONS** page 2 of 4



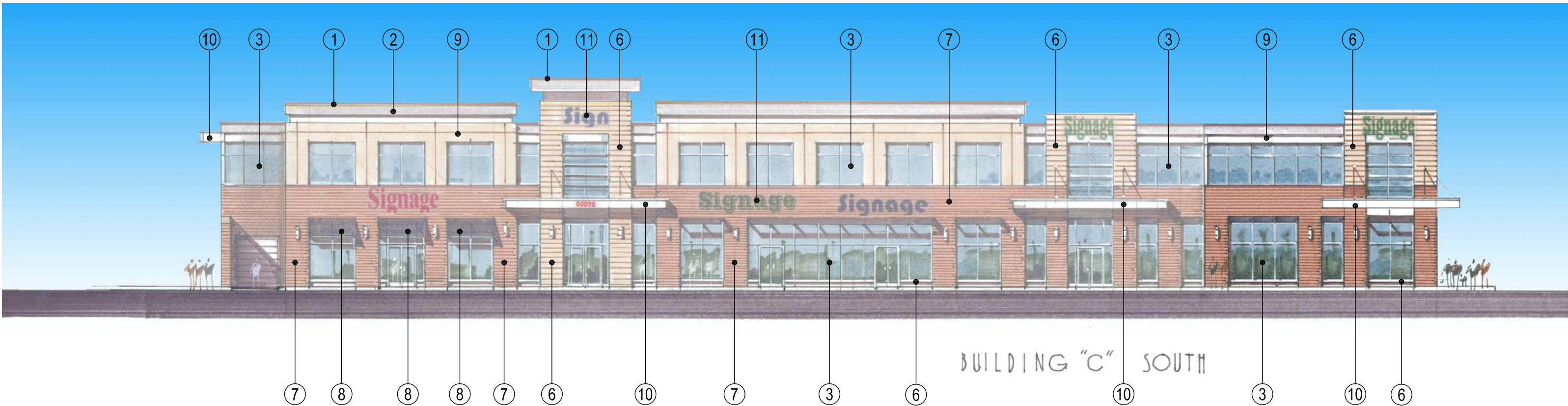
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**PROPOSED BUILDING B & C ELEVATIONS** page 3 of 4





LEGEND:

- 1- PRE-FINISHED METAL FLASHING
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**PROPOSED BUILDING C ELEVATIONS** page 4 of 4