

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 1331 Hyde Park Road (O-8927/Z-8929)

- *(Councillor M. van Holst indicating that south of this property seems to be an access to a gravel pit; wondering if there is contemplated a roadway into the proposed subdivision just south of this or not.);* Mr. M. Tomazincic, Manager, Current Planning, responding that confirming that they are talking about the Hyde Park application and not Crestwood because it seems that that question might relate to that one; *Councillor M. van Holst will look at that one to see if it is the case but this is the one right at Hyde Park Road and the train tracks and it seems that just between this property and the stormwater management pond is a little roadway that goes into, I guess it is not a gravel pit, looking at Google maps which looks like something dug up here; do we plan to see a road access just south of South Carriage Road, south of the property, north of the tracks.);* Mr. M. Tomazincic, Manager, Current Planning, responding that they will confirm that in a minute but he believes that, if anything, it is an access to the stormwater management pond, but they will confirm that.
- *(Councillor J. Morgan indicating that he is not an expert, he is not staff but he has been out in that area and there is a pathway adjacent to the stormwater management pond that is a walking path that connects to the path across the road to the south and he thinks that that is what is referred to on the map; it looks like a gravel pit because a subdivision is being constructed and it is currently under construction.)*
- *(Councillor S. Turner enquiring about the zoning that would be allowed here would be carried further so the parts about the automotive repair specifically for the motorcycles limited to that floor plate, is there any opportunity then later, should the usage change, to expand that, or is it in perpetuity that it is somewhat restricted in its size.);* Mr. M. Tomazincic, Manager, Current Planning, responding that as part of the zoning amendment they included that fifty square metres as part of the amendment.
- L. Kirkness, Kirkness Consulting, on behalf of 1331 Hyde Park Inc. – advising that he has one of the principles with him, Mr. Mark Minnie; noting that he is the motorcycle dealer both BMW and Indian; indicating the “L” shaped building, the building is approximately 16,000 square feet, 8,000 would be this motorcycle retail store; pointing out that out of 8,000 square feet, about 500 would be for this service, it is almost accessory, incidental across the board, but in fact, the Planning Division, in their thoroughness, of course, provided it to be permitted especially when the definition says you can so that is the right thing to do; thanking staff for their support and they hope that the Planning and Environment Committee take it on to Council and adopt what staff is recommending, which is adding this automobile sales boutique to the permitted uses; thinking there was a Fiat dealer in that Hyde Park shopping a few years ago and he is not sure if it is still there near the large furniture store at Hyde Park Road and Fanshawe Park Road and maybe that is where it started up but, in fact, this is a whole new way of retailing motorcycles, there is very little service; reiterating only 500 square feet out of 8,000 square feet, one thirteenth; indicating that there are other partners in this; thinking you might know the Abruzzi restaurant downtown and those partners would be using 4,000 square feet for another restaurant of a similar line and there is also an office tenant as well; stating that, in terms of trying to fill the objectives of the main street in Hyde Park, and they are at the base of it, they think that, with the building design up to the street and up against the multi-use pathway as well to the south that takes you into the open space area at the back with a stormwater management facility called 1B1, this building will contribute what it has to making Hyde Park a nice street to walk along and look in windows; believing they have met those objectives; reiterating that they appreciate the Planning staff’s support; indicating that there has not been any

public response but if there is, they would appreciate the opportunity to respond if it is relevant.