

**KNUTSON DEVELOPMENT
CONSULTANTS INC**

1918 Ironwood Road
London, ON, N6K 5C9
Ph: 519-657-4800
Fax: 519-657-2245
Email: ricknutson1@me.com

October 31, 2012

Project No:
O-8077, 1351-1369 Hyde
Park Road

Corporation of the City of London
300 Dufferin Ave.
London, ON, N6A 4L9

Attention: Chair Bud Polhill, Planning and Environment Committee

**Re: O 8077, 1351 – 1369 Hyde Park Road, November 5, 2012, not before 4:15
VIA EMAIL ONLY**

Dear Chairman Polhill;

In reference to the above captioned, I had received a copy of the Hyde Park Business Association letter to staff dated October 22, 2012. I also attended a social function of the Hyde Park Business Association last evening October 30, 2012.

During that meeting I had an opportunity to discuss the letter of October 22nd wherein the Association purports to retain the same position it had by resolution of last spring regarding the Bierens subdivision. As you may recall, the commercial block associated with that subdivision was re-designated and rezoned without appeal.

In reviewing the current letter with Ms. Butteau, she advised that the current matter has not been reviewed with the Association and that letter is simply a restatement of the situation of last spring. I do find the comments quite disturbing and assumptive about the success or failure of these small properties. Thankfully we have urban design criteria to rely on, and in the case of my client, a very successful commercial venture which he desires to modernize into an attractive building yet to be designed.

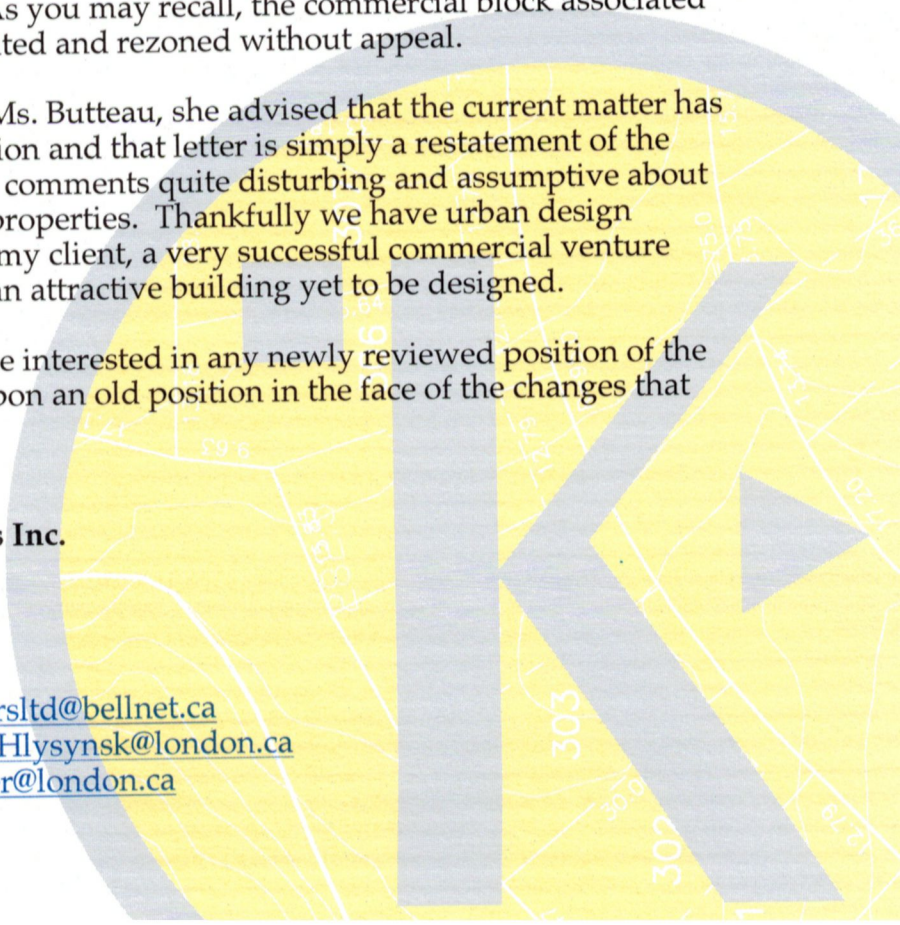
I am assuming that Council would be interested in any newly reviewed position of the Association as opposed to relying upon an old position in the face of the changes that have occurred.

Yours very truly,
Knutson Development Consultants Inc.



Ric Knutson

Client: fanshawemotorsltd@bellnet.ca
Committee Secretary: Hlysynsk@london.ca
Planning staff: Cparker@london.ca



P.O. Box 28054
Oakridge, R.P.O.
London, ON N6H 5E1



www.hydeparkbusiness.net

October 22, 2012

W.J. Charles Parker

Senior Planner ~ City Planning and Research
City of London
206 Dundas Street
London, ON N6A 4L9
Email: cparker@london.ca

Dear Mr. Parker:

**Subject: Hyde Park Road Commercial Review, Official Plan and Zoning Review,
1331-1369 and 1364-1420 Hyde Park Road**

The Hyde Park Business Association's position has not changed on this matter. We continue to support the following recommendation:

"That, on the recommendation of the director of Land Use Planning and City Planner, NO ACTION be taken to amend the Official Plan land use designation and Zoning By-Law for lands located at 1331-1369 and 1364-1420 Hyde Park Road."

We believe that a change in zoning from Multi-Family, Medium Density Residential will be detrimental to the historical Village of Hyde Park's identity, character and survival; that it will create more traffic on Hyde Park Road with rows of strip plazas featuring vacant units. Rows of strip plazas present an unsightly streetscape, invite vandalism and create a hostile environment in the community.

We support the existing designation in the Official Plan of Multi-Family, Medium Density Residential. We ask the City of London to accept the recommendation of the director of Land Use Planning and City Planner and leave the zoning to Multi-Family, Medium Density Residential.

Sincerely,

Nicole Buteau, 2012 President
Cc: Matt Brown, Ward 7 Councillor
Paul Hubert, Ward 8 Councillor