

**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:
1351 – 1357 Hyde Park Road
Fanshawe Motors

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

Attention: Chuck Parker,

**Re: O-8077/City of London, Hearing November 5, 2012 not before 4:15 pm
VIA EMAIL ONLY**

Dear Mr. Parker;

Further to our recent conversations we have now been retained by Fanshawe Motors to advise them through the Official Plan Amendment process initiated by Council on their lands and the adjacent parcel to the north.

Fanshawe's interests as previously expressed to the Planning and Environment Committee in connection with the Bierens plan of subdivision are unchanged here. They desire to reconstruct their automotive repair facility on their lands. Currently their building does not fill their operational needs which would be corrected with a new building.

I understand that Automotive repair is a use more commonly associated with the Auto Oriented Commercial Designation. I note however that policy 4.4.1.13.4 Hyde Park acknowledges a mix of among other things auto oriented commercial uses. That policy is reproduced as follows:

**"4.4.1.13.4.
Hyde Park**

The Main Street Commercial Corridor extending along Gainsborough Road and Hyde Park Road in the Hamlet of Hyde Park is currently comprised of a mixture of pedestrian and auto-oriented commercial uses. It is the long term intent of the Official Plan policies to foster and encourage the development of a pedestrian/street-oriented commercial area for Hyde Park similar to Richmond Row. This development will be guided by the Official Plan policies, by urban design guidelines included in the Hyde Park Community Plan and other guidelines/standards prepared by the city and/or Business Association. When Hyde Park Road and Gainsborough Road are widened some on-street parking in off peak hours may be permitted, however, over time as traffic volumes increase, on-street parking may be restricted or removed and the businesses should plan for individual and/or grouped parking facilities."

