

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: 1630 HP Inc.
1634 – 1656 Hyde Park Road, 1480 North Routledge Park and
Part of 1069 Gainsborough Road
Public Participation Meeting

Date: May 31, 2021

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of 1630 HP Inc. relating to the property located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 15, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan for the City of London, to change the zoning of the subject property **FROM** a Business District Commercial (BDC) Zone and a Business District Commercial Special Provision (BDC(39)) Zone **TO** a Business District Commercial Special Provision Bonus (BDC*B-_) Zone;

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use apartment building, with a maximum height of 8-storeys or 29 metres and a maximum density of 169 units per hectare, in general conformity with the Site Plan, Renderings and Elevations attached as Schedule "1" to the amending by-law, and provides for the following:

- 1) Exceptional Building Design
 - i) providing an 'L'-shaped mixed-use building that is generally in keeping with the vision of the current Official Plan as well as The London Plan by providing for continuous street walls along the Hyde Park Road and North Routledge Park frontages;
 - ii) providing a 7-storey massing along Hyde Park Road that includes a significant step-back above the second storey and 8-storey massing along North Routledge Park;
 - iii) providing for appropriate scale/ rhythm/ materials/ fenestration;
 - iv) incorporating all parking in the rear yard and underground, away from the adjacent street frontages;
 - v) providing ground floor commercial space with transparent glazing and principal entrances facing the Hyde Park Road frontage creating an active edge;
 - vi) providing ground floor residential units with individual entrances and patio spaces along the North Routledge Park frontage;
 - vii) providing a rooftop patio;
 - viii) providing a parking lot layout that accommodates appropriate driveway alignments across North Routledge Park; and
 - ix) relocating the existing heritage structure and providing a glass link between the heritage structure and the new building along the North Routledge Park frontage, and a recessed courtyard immediately south of the heritage structure.
- 2) Provision of Affordable Housing
 - A total of five (5) one-bedroom units will be provided for affordable housing. Subject to the concurrence of the City, some

or all of these five (5) one-bedroom units may be allocated from the adjacent development owned and/or managed by the Proponent, noting the bonus zone requirement and encumbrance would remain specific to the Subject Lands;

- Rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- The duration of affordability set at 50 years from the point of initial occupancy;
- The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

3) Relocation, conservation, and adaptive re-use of the existing heritage designated structure at 1656 Hyde Park Road:

- The owner shall enter into a Heritage Easement Agreement with the City of London.

(b) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the recommended zoning implements the site concept submitted with the application.

Executive Summary

The applicant proposes the demolition of the existing commercial plaza and the construction of an eight storey mixed-use apartment building which steps down to 7 storeys along the Hyde Park Road frontage and is massed along the frontages of Hyde Park Road and North Routledge Park. The proposal includes 144 residential dwelling units and 1,279.9 square metres of commercial/retail space. The applicant also proposes to relocate the existing heritage building approximately 3.3 metres to the east and 4.2 metres to the south and connect the existing building to the new development with a glass link. An outdoor courtyard area to the south of the relocated building is proposed. The heritage building is proposed to be repurposed as part of the retail space for the development. The overall mixed-use density is 169 units per hectare.

The applicant requested an amendment to Zoning By-law Z.-1 to change the zoning from a Business District Commercial (BDC) Zone and a Holding Business District Commercial Special Provision (h-18*BDC(39)), to a Business District Commercial Special Provision Bonus (BDC(_)*B-_) Zone. Special provisions and/or Bonus Zoning were requested for a maximum building height of 29 metres; a maximum mixed-use density of 169 units per hectare; a maximum front yard depth of 10.1 metres in place of 3.0 metres located within the courtyard abutting the heritage building; dwelling units on the entire first floor along North Routledge Park; a parking rate of 1 space per 20 square metres for all commercial uses, including patios; and a parking rate of 1 space per residential unit.

The applicant requested the use of Bonus provisions to allow the increase in density whereas the applicable policies of the 1989 Official Plan allow a maximum density of 150 units per hectare. The proposed facilities, services and matters to support Bonus Zoning include building design, affordable housing and the conservation of structures identified as being of cultural heritage value or interest.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to permit the development of the subject lands for an 8-storey mixed-use apartment building with 144 residential units and 1,279.9 square metres of retail/commercial space. The development is to incorporate the designated heritage structure at 1656 Hyde Park Road and bonus provisions will provide for:

- urban design features;
- affordable housing providing for five (5) one-bedroom units, at rents not exceeding 80% average market rent for a period of 50 years, subject to a Tenant Placement Agreement (TPA) with the City of London and all secured through an agreement registered on title.
- heritage conservation through the use of a Heritage Easement Agreement to be registered on title.

Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and the Main Street Place Type policies;
3. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation;
4. The subject lands represent an appropriate location for mixed-use residential intensification, within the Hyde Park Village Core and the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood;
5. The recommended amendment secures units for affordable housing through the bonus zone; and
6. The recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London’s growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None.

1.2 Property Description

The subject lands are comprised of several contiguous properties on the west side of Hyde Park Road, generally taking up the north half of the block between Gainsborough Road and North Routledge Park to a depth of approximately 100 metres. The lands are currently occupied by a two-storey brick building built in the vernacular Italianate farmhouse style circa 1880 located at 1656 Hyde Park Road (Figure 1), and a

commercial plaza at 1634 Hyde Park Road (Figure 2). The heritage property was designated as being of cultural heritage value or interest under the Ontario Heritage Act in 2016. The lands located south of the subject properties at the intersection of Hyde Park Road and Gainsborough Road were rezoned for a similar development on March 2, 2020 (Z.-1-202838) and are described as Phase 1. The current application, described as Phase 2, includes a portion of those lands previously rezoned, as a result of the refinement of future property boundaries between Phases 1 and 2.

Hyde Park Road is classified as an Arterial Road and carry a traffic volume of 27,500 and 10,500 vehicles per day respectively. Pedestrian sidewalks are provided along both sides of Hyde Park and along the south side of North Routledge Park. Bike lanes are also provided on both sides of Hyde Park Road.



Figure 1: Designated Heritage Structure at 1656 Hyde Park Road (view from Hyde Park Road)



Figure 2: Existing Commercial Plaza at 1634 Hyde Park Road

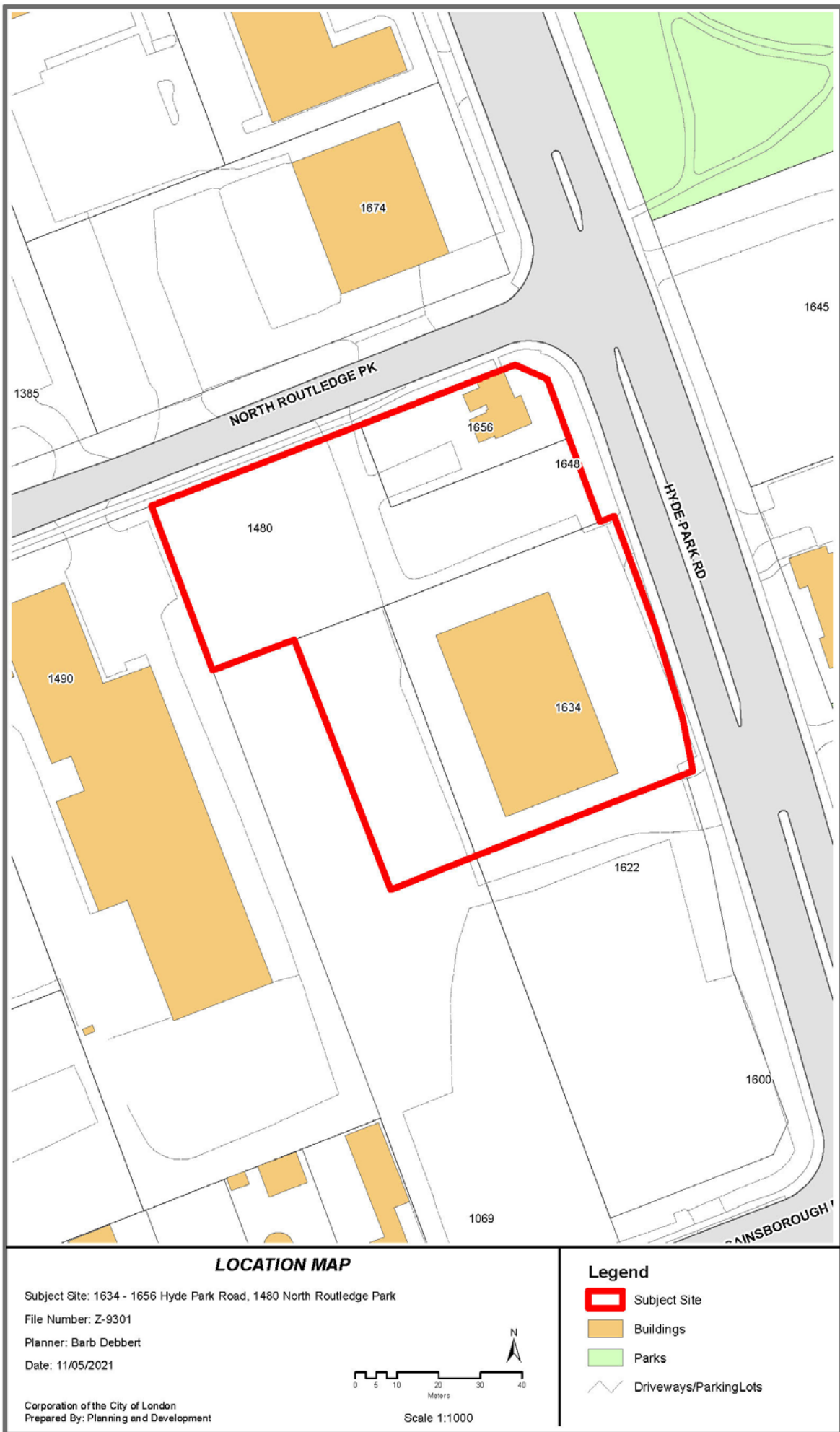
1.3 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Main Street Commercial Corridor
- The London Plan Place Type – Main Street
- Existing Zoning – Business District Commercial (BDC) and Business District Commercial Special Provision Bonus (BDC(39)*B-_)

1.4 Site Characteristics

- Current Land Use – Routledge Farmhouse, commercial plaza
- Frontage (on North Routledge Park) – 93.5 metres
- Depth – approx. 105 metres
- Area – 0.93 hectares
- Shape – Irregular

1.5 Location Map



1.6 Surrounding Land Uses

- North – commercial/light industrial
- East – Hyde Park Village Green, Hyde Park North Stormwater Management Facility, medium and low density residential
- South – Future Phase 1 – 8 storey apartment building with some commercial in the main floor, commercial, low density residential
- West – commercial/light industrial

1.7 Intensification

The proposed 144 residential units represent intensification inside the Built-Area Boundary and outside of the Primary Transit Area.

2.0 Discussion and Considerations

2.1 Development Proposal

The applicant proposes the demolition of the existing commercial plaza and the construction of one new building which steps down from 8 storeys to 7 storeys along Hyde Park Road and is massed along the frontages of Hyde Park Road and North Routledge Park as shown in Figure 4. The proposal includes 144 residential dwelling units and 1,279.9 square metres of commercial/retail space. The applicant proposes to relocate the existing heritage building approximately 3.3 metres to the east and 4.2 metres to the south and connect the existing building to the new development with a glass link. An outdoor courtyard area to the south of the relocated building is proposed. The heritage building is proposed to be repurposed as part of the retail space for the development. The overall mixed-use density is 169 units per hectare.

The proposal includes 114 on-site surface parking spaces situated behind the buildings to serve commercial and residential uses, plus an additional 94 parking spaces in an underground parking garage. Ingress and egress to the site are provided to Hyde Park Road, and North Routledge Park, the latter situated to line up with the future driveway for planned development on the north side of North Routledge Park at 1674 Hyde Park Road. On-street parking is proposed on both North Routledge Park and Hyde Park Road. A rendering of the proposed development is contained in Figure 3.



Figure 3: Building rendering viewed from the intersection of Hyde Park Road and North Routledge Park

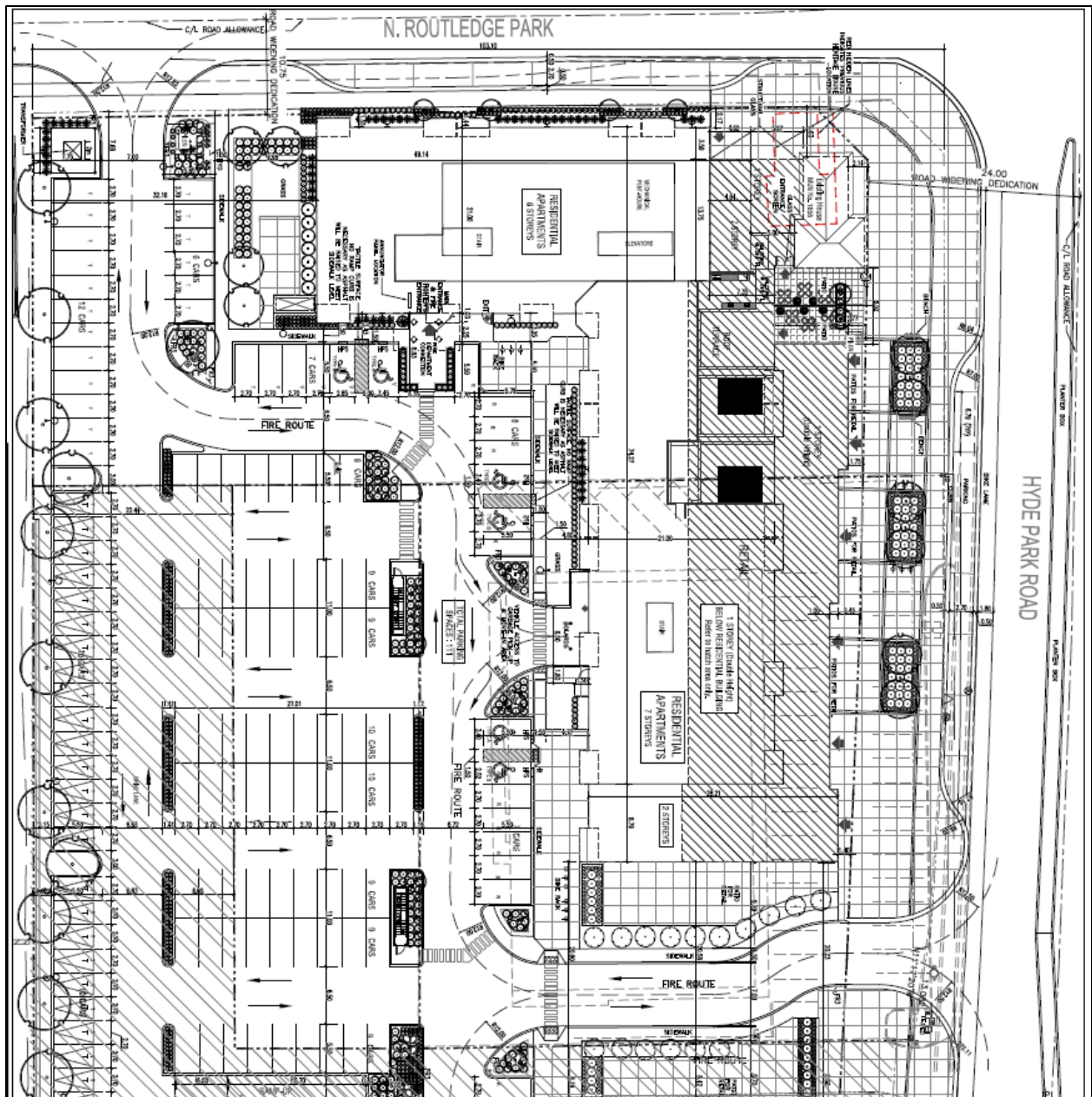


Figure 4: Site Concept

2.2 Requested Amendment

The applicant has requested an amendment to Zoning By-law Z.-1 to change the zoning from a Business District Commercial (BDC) Zone and a Holding Business District Commercial Special Provision (h-18*BDC(39)), to a Business District Commercial Special Provision Bonus (BDC(_)*B-_) Zone. Special provisions and/or Bonus Zoning were requested for a maximum building height of 29 metres, a maximum mixed-use density of 169 units per hectare; a maximum front yard depth of 10.1 metres in place of 3.0 metres located within the courtyard abutting the heritage building; dwelling units on the entire first floor along North Routledge Park; a parking rate of 1 space per 20 square metres for all commercial uses, including patios; and a parking rate of 1 space per residential unit.

The applicant requested the use of Bonus provisions to allow the increase in density whereas the applicable policies of the 1989 Official Plan allow a maximum density of 150 units per hectare. The proposed facilities, services and matters to support Bonus Zoning include building design, affordable housing and the preservation of structures identified as being of cultural heritage value or interest.

2.3 Community Engagement (see more detail in Appendix B)

No responses were received from members of the public.

2.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), 2020 provides policy direction on matters of provincial interest related to land use planning and development.

The PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential (including affordable housing and housing for older persons), employment and institutional uses to meet long-term needs (1.1.1b.). It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. The PPS encourages settlement areas (1.1.3) to be the main focus of growth and their vitality and regeneration shall be promoted. Appropriate land use patterns within settlement areas are established by providing appropriate densities and mix of land uses that efficiently use land and resources along with surrounding infrastructure, public service facilities and are also transit supportive (1.1.3.2).

The policies of the PPS also direct planning authorities to identify appropriate locations and promote opportunities for residential intensification (1.1.3.3) while promoting appropriate development standards which facilitate intensification, redevelopment and compact form (1.1.3.4) and promote active transportation limiting the need for a vehicle to carry out daily activities (1.6.7.4).

The PPS also promotes an appropriate range and mix of housing types and densities to meet projected market-based and affordable housing needs of current and future residents. It directs planning authorities to permit and facilitate all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, and direct the development of new housing toward locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. It encourages densities for new housing which efficiently use land, resources, and the surrounding infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed (1.4.3).

In accordance with Section 3 of the Planning Act, all planning decisions “shall be consistent with” the PPS.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The London Plan provides Key Directions (54_) that must be considered to help the City effectively achieve its vision. These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of the plan and will guide planning and development over the next 20 years. Relevant Key Directions are outlined below.

The London Plan provides direction to plan strategically for a prosperous city by:

- Creating a strong civic image by...creating and sustaining great neighbourhoods...
- Revitalizing our urban neighbourhoods and business areas (Key Direction #1, Directions 3 and 4).

The London Plan provides direction to celebrate and support London as a culturally rich, creative and diverse city by:

- protecting our built and cultural heritage to promote our unique identity and develop links to arts and eco-tourism in the London region;
- revitalizing London's downtown urban main streets, and their surrounding urban neighbourhoods to serve as the hubs of London's cultural community (Key Direction #3, Directions 7 and 9).

The London Plan provides direction to build a mixed-use compact city by:

- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward”;
- Sustaining, enhancing and revitalizing our downtown, main streets, and urban neighbourhoods;
- Planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward;
- Mixing stores, restaurants, clean industry, live-work arrangements and services in ways that respect the character of neighbourhoods, while enhancing walkability and generating pedestrian activity (Key Direction #5, Directions 2, 3, 4 and 6).

The London Plan provides direction to build strong, healthy and attractive neighbourhoods for everyone by:

- Protecting what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features
- Integrating affordable housing forms of housing in all neighbourhoods (Key Direction #7, Directions 5 and 10).

The subject site is located in the Main Street Place Type on *Map 1 – Place Types in The London Plan. The London Plan envisions the regeneration of historic Main Streets throughout our city. The important cultural heritage resources of these streets are to be conserved, while allowing for sensitive repurposing, intensification and infill. These streets will contribute significantly to our image and identity as a city and will support the regeneration and continued vitality of the neighbourhoods that surround them.

1989 Official Plan

The 1989 Official Plan contains policies that guide the use and development of land within the City of London and is consistent with the policy direction set out in the PPS. The subject lands are designated Main Street Commercial Corridor in the 1989 Official Plan.

The Main Street Commercial Corridor (MSCC) designation is normally applied to long established, pedestrian-oriented shopping areas in the older parts of the City. These corridors are intended to provide for the redevelopment of vacant, underutilized or dilapidated properties for one or more of a broad range of permitted uses at a scale which is compatible with adjacent development while maintaining a similar setback and character to the existing uses (4.4.1.1).

The main permitted uses in the Main Street Commercial Corridors (4.4.1.4.) include a wide range of commercial, office, institutional and residential uses created through the development of mixed-use buildings.

Specific policies for the Hyde Park Community Planning Area state the long term intent is to foster and encourage the development of a pedestrian/street oriented commercial area for Hyde Park and indicate new development should be designed and approved consistent with the design guidelines in the Hyde Park Community Plan (Sections 3.5.12 and 4.4.1.13.4).

Hyde Park Community Plan and Urban Design Guidelines (2001)

The subject lands are at the centre of the Hyde Park Village, designated as Business District within the Hyde Park Community Plan. The Community Plan supports the transformation of the existing mix of auto-oriented and pedestrian-oriented commercial uses in the Hyde Park hamlet to a commercial “village” with the creation of a pedestrian scale commercial focal point. The Urban Design Guidelines identify the hamlet of Hyde Park as a high activity area that will feature streetscaping and building orientation to create a pedestrian friendly, mixed-use area where people can live, work and shop. (Section 2.0). Buildings at prominent corners should be designed with consideration to massing, height, architectural detailing and landscaping to take advantage of the prominent location, and should be designed with side elevations detailing similar to the front elevation. Consideration should be given to the amount of glazing on the side elevation and providing side entrances. (Section 4.0) The Business District designation encourages the location of buildings close to the street with parking located at the side or rear. Building design should allow flexibility in the ground floor space to provide for conversion from the initial uses such as residential, to retail, service and offices uses in the long term. (Section 6.0)

3.0 Financial Impact/Considerations

This application is eligible for financial incentives under the Heritage Community Improvement Program.

4.0 Key Issues and Considerations

4.1 Issue and Consideration #1: Use

Provincial Policy Statement, 2020

The PPS encourages an appropriate affordable and market-based range and mix of residential types, including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons to meet long-term needs (1.1.1b)). The PPS also promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1e)).

The PPS directs settlement areas to be the focus of growth and development and their vitality and regeneration shall be promoted (1.1.3). Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation and are transit-supportive, where transit is planned, exists or may be developed (1.1.3.2). Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment (1.1.3.2).

The London Plan

The subject site is within the Main Street Place Type which allows for a broad range of residential, retail, service and office uses. Mixed-use buildings are encouraged, as is the location of retail and service uses at grade, with residential and non-service office uses directed to the rear of buildings and to upper floors (908_).

1989 Official Plan

The Main Street Commercial Corridor designation permits a wide range of retail/commercial uses along with residential uses created through the conversion of existing buildings, or through the development of mixed-use buildings where residential uses are permitted above the first floor (Section 4.4.1.4).

Analysis:

Consistent with the PPS, and conforming to the intent of the 1989 Official Plan and The London Plan, the recommended mixed-use apartment building will provide for the development of an underutilized site with a land use that is currently permitted and compatible with the surrounding lands, at an intensity and height that is suitable for its location within the core of the Hyde Park Village. Moderately intensive development at this location is also considered appropriate as the mixed-use residential/commercial building will take advantage of the surrounding resources, infrastructure and public service facilities, and will be transit-supportive. The PPS also promotes the provision of an appropriate mix of affordable and market-based residential types, which is achieved by the provision of affordable housing units that form part of the bonus zone. The proposed 8-storey mixed-use building contributes to a mix of housing types and provides choice and diversity in housing options for both current and future residents.

The requested amendment is intended to establish heights and densities for the development of this site but the requested range of uses remains the same as those permitted by the existing zoning. With respect to land use, the City is being asked to consider permission for the residential units adjacent to North Routledge Park to extend to the ground floor.

It is preferred that the commercial units proposed adjacent to Hyde Park Road wrap the corner of the building and continue along the North Routledge Park frontage to encourage activation of the streetscape. The applicant anticipates more intensive residential occupancy of the area in the future may generate a greater market for local commercial uses. In the interim period, it is appropriate to allow flexibility for an alternative street-oriented use. In order to maintain the appearance of a commercial façade on North Routledge Park, residential units fronting the street are designed with a similar architectural treatment as the commercial units fronting Hyde Park Road, and are equipped with front doors facing the street, facilitating their conversion to commercial space in the future. A similar approach was taken for Phase 1 of the proposed development, and the priority should be placed on establishing commercial uses along Gainsborough Road within Phase 1 as it will enhance the main intersection of the Hyde Park Village.

The proposed development will help set a positive tone and encourage additional investment within the main street areas of the Hyde Park Community while maintaining an appropriate land use pattern within a settlement area.

4.2 Issue and Consideration #2: Intensity

Provincial Policy Statement, 2020

The policies of the PPS direct planning authorities to identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (1.1.3.3). The PPS is supportive of development standards which facilitate intensification, redevelopment and compact form (1.1.3.4). Planning authorities are further directed to permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents as well as all types of residential intensification, including additional residential units and redevelopment (1.4.3b)). Densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed, are promoted by the PPS (1.4.3d)).

The London Plan

Although The London Plan does not limit densities as part of the policy framework it does include criteria for the development of more intensive land uses. The Main Street Place Type ensures that buildings are designed to fit in scale and character with the surrounding streetscape, while allowing for appropriate infill and redevelopment. Buildings will be a minimum of either two storeys or eight metres in height and will not exceed four storeys in height. Type 2 Bonus Zoning beyond this limit, up to six storeys, may be permitted. Individual buildings will not contain any more than 2,000m² of office space (910_).

While the proposed 8 storey mixed-use apartment building does not conform to the maximum height limitations, with bonusing, of The London Plan, *Map 1 – Place Types designating these lands in the Main Street Commercial Corridor is currently under appeal and not in force and effect. Accordingly, these policies are informative but are not determinative and cannot be relied on for the review of the requested amendment as the policy framework for this site is in a period of transition between the 1989 Official Plan and The London Plan.

Despite The London Plan policies not being in force and effect, the proposed development is considered to implement the planned vision of the Main Street Place Type, helping establish an appropriate form and scale of development while complementing the character of the area.

1989 Official Plan

The scale of development (Section 4.4.1.7.) is also important in the Main Street Commercial Corridor when redeveloping or infilling commercial uses. The corridor aims to maintain a setback and orientation that is consistent with adjacent uses. Residential densities within the corridor should be consistent with densities allowed in the Multi-Family, High Density and Medium Density Residential designations. Excluding provisions for bonusing, net residential densities within the Multi-family, High Density Residential designation will normally be 150 units per hectare (100 units per acre) when located outside of the Downtown and Central London (Section 3.4.3.). Density Bonusing to increase the density otherwise permitted in return for the provision of certain public facilities, amenities or design features may be considered. As-of-right bonus provisions up to 25% of the density otherwise permitted are predetermined in certain zones of the Zoning By-law. Otherwise, Bonusing on individual sites may exceed 25% of the density otherwise permitted, where Council approves site specific bonus regulations in the Zoning By-law. In these instances, the owner of the subject land shall enter into an agreement with the City, to be registered against the title to the land. (3.4.3 iv). Specific heights are not established by the Official Plan policies, but policies addressing large sites outside of the Downtown and Central London area provide some guidance by indicating high-rise structures shall be oriented, where possible, closest to activity nodes and points of high accessibility with building heights decreasing as the distance from an activity node increases (Section 3.4.3).

Analysis:

The subject lands are a continuation and completion of the proposed 8-storey mixed-use building to be located at the intersection of Hyde Park and Gainsborough Roads. The currently underutilized lands also have access to full municipal services, and are a part of the central node for the Hyde Park Village which is identified through Official Plan policy as an area for mixed-use development and residential intensification. The site is located near a variety of service-oriented businesses and the Hyde Park Village Green, and has access to bus routes. The property lies within a broader area characterized by a mix of various housing forms ranging from single detached dwellings to low and high-rise apartment buildings. When consolidated, the subject lands for Phase 2 are of a size to accommodate more intensive redevelopment on underutilized lands and provide a built form that responds to the surrounding existing and planned context. The proposed density will efficiently use land, resources, and the surrounding infrastructure and public services facilities where they exist or will be developed.

With respect to the 1989 Official Plan, the applicant has applied for a mixed-use density of 169 unit per hectare which exceeds the maximum of 150 units per hectare contemplated by policy. The proposed 144 residential units are considered appropriate on the subject site and within the surrounding area. The proposed 8 storey building has been designed in a manner which will fit within the existing and planned scale and character of the surrounding streetscape. This includes the planned reduction in height for the future development at 1674 Hyde Park Road with a maximum height of 6 storeys farther away from the main activity node.

The applicant has proposed a number of public facilities, amenities, and design features in return for the requested height and density, in conformity with Chapter 19.4.4 of the 1989 Official Plan. These features are addressed in greater detail in Section 4.4 of this report. Staff is satisfied that the proposed features are commensurate for the proposed increase in density.

The proposed development is of a suitable intensity for the site and is consistent with the PPS and the in-force policies of the City's Official Plans.

4.3 Issue and Consideration #3: Form

Provincial Policy Statement, 2020 (PPS)

The PPS is supportive of development standards which facilitate intensification, redevelopment and compact form (1.1.3.4). The PPS also identifies that long term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets, and by encouraging a sense of place by promoting a well-designed built form (1.7.1(c & d)).

The London Plan

All planning and development applications will conform to the City Design policies of The London Plan. The Main Street Place Type ensures that new developments are well-designed and integrated with the character and design of the associated Main Street. Buildings should be located at or along the front property line in order to create a street wall that sets the context for a comfortable pedestrian environment. Developments should place a priority on the pedestrian experience and public realm (911_).

1989 Official Plan

The objectives of the Main Street Commercial Corridors are to ensure that when implementing its broad range of permitted uses the scale is compatible with adjacent developments. The policies aim to maintain a setback that is consistent with adjacent uses while maintaining the character of the existing uses. (Sections 4.4.1.1 and 4.4.1.7). In order to ensure these objectives of scale, compatibility and character are achieved, the MSCC has specific Urban Design Objectives (Section 4.4.1.2) to help develop these corridors appropriately. These policies encourage the rehabilitation and renewal of Main Street Commercial Corridors and the enhancement of any distinctive functional or visual characteristics. They seek to provide for and enhance the pedestrian nature of the Main Street Commercial Corridor, provide high quality façade design, accessible and walkable sidewalks, street furniture and proper lighting while supporting public transit. Main Street Commercial Corridors shall be developed and maintained in accordance with the urban design guidelines in Chapter 11, the Commercial Urban Design Guidelines and specific policy areas (Section 4.4.1.9).

Analysis:

The proposed development is able to integrate with the existing less intensive development in the Main Street Commercial Corridor designation, while setting a positive tone for development within the Hyde Park Village as future development/redevelopment occurs. The proposed building is located close to Hyde Park Road creating a strong street wall and setting the context for a comfortable pedestrian environment.

Above the two-storey commercial massing along Hyde Park Road, the residential component of the proposed development steps back, delineating the human scale component of two-storey commercial massing along the street. Unique window and door treatments and a range of materials, textures and colours provide for variety and interest along the street frontage and for differentiation between the commercial and residential uses. A step-back above the seventh storey along Hyde Park Road further reduces visual impact from the street.

Vegetated planters and street trees will be provided along the Hyde Park Road frontage adjacent to the bicycle lane, and a softer urban treatment of grass, shrubs, street trees and raised planters will be provided along North Routledge Park, in a manner that will place a priority on the pedestrian experience and provide a safe and comfortable space while creating a new urban character along the street. Additional opportunities for outdoor spaces are provided through a rooftop patio, and a recessed courtyard to the immediate south of the relocated heritage building. Surface parking will be located to the rear of the building limiting visual impacts of the parking lot on Hyde Park Road. Consistent with the PPS, and conforming to the 1989 Official Plan and The London Plan, the recommended intensification of the subject lands will optimize the use of land and public investment in infrastructure in the area. Located within a developed area of the City, the redevelopment and intensification of the subject lands will contribute to achieving more compact forms of growth.

The Urban Design Peer Review Panel reviewed a previous development proposal which originally included all of the lands on the west side of Hyde Park Road between Gainsborough Road and North Routledge Park. For what later became Phase 1 (Z-9067) of this development, the applicant made significant revisions to the proposal, which were detailed and explained in the planning report. The submission for Phase 2 currently under review also responds to the UDPRP comments originally provided. Both the Urban Design Peer Review Panel and Staff originally expressed concerns about the proposed height and preferred a true mixed-use approach where the residential component was more closely integrated with the commercial buildings and brought to the front of the property to create a stronger street wall and built presence on the street. The use of step-backs at various elevations was supported in order to provide interest and break up the massing of the buildings. The Panel commended the original intent to retain and integrate the existing heritage building at the corner of Hyde Park Road and North Routledge Park, but did note that a lighter or more tenuous connection may assist with blending the old and new construction.

The application submitted for Phase 2 satisfactorily addresses the original UDPRP and Staff comments from Phase 1. The proposed building with step-backs above the commercial component and from the seventh to eights storeys establishes the desired setback from the main street corridor and North Routledge Park for future development. The development will provide an active and continuous street wall along both street frontages and will create an appropriate scale and rhythm through the use of step-backs, a variety of materials and fenestration. The proposal will create a form of development at an appropriate scale and remain compatible with the surrounding streetscape by incorporating all parking in the rear yard, away from the street frontages and providing ground floor commercial space with transparent glazing and principal entrances facing the street to create an active edge. The applicant's detailed response to the original UDPRP comments is provided in Appendix E of this report.

Urban Design staff commend the applicant for incorporating the following into the design of the site and buildings: an 'L'-shaped mixed-use building that is generally in-keeping with the vision of the current Official Plan as well as The London Plan by providing for continuous street walls along the Hyde Park Road and North Routledge Park frontages, a 7-storey massing along Hyde Park Road that includes a step-back above the second storey and 8-story massing along North Routledge Park; providing for appropriate scale/ rhythm/ materials/ fenestration; incorporating all of parking in the rear yard, away from the adjacent street frontages; providing ground floor commercial space with transparent glazing and principal entrances facing the Hyde Park Road creating an

active edge; and providing ground floor residential units with individual entrances and patio spaces along the North Routledge Park frontage.

The applicant's rationale for splitting Phase 1 from Phase 2 was to allow more time to address very specific concerns identified by the UDPRP, Urban Design staff and the Heritage Planner regarding the treatment of the heritage structure in relation to the proposed new building. In general, the original proposed building height, massing and detailed design did not provide for sufficient differentiation of the heritage structure from the new development. Prior to submitting the Phase 2 application, the applicant worked with City staff to develop and provide for a more appropriate design solution. Heritage matters are addressed in more detail in Section 4.5 of this report.

4.4 Issue and Consideration #4: Bonusing

The London Plan

In accordance with the Our Tools policies of The London Plan, Type 2 Bonus Zoning may be applied to permit greater height or density in favour of a range of facilities, services, or matters that provide significant public benefit in pursuit of the City Building goals (*1650_). Specific facilities, services, or matters contemplated under Type 2 Bonus Zoning are contained in policy *1652_. A summary of the facilities, services, and matters proposed by the applicant in return for additional height and density is provided below:

**1652_1: Exceptional site and building design:*

- Building design and site layout incorporate architectural themes and design elements that creates a strong street wall, sets the context for a comfortable pedestrian environment, and strengthens the image of the Hyde Park Village core, while integrating well with existing less intensive development on Hyde Park Road and showcasing the existing heritage structure on the site.

**1652_2: Cultural heritage resources designation and conservation:*

- New mid-rise mixed-use building designed/positioned in a manner that is sensitive to the existing designated heritage building on the site.
- Measures to be put in place for the safe and appropriate rehabilitation and slight relocation of the heritage building in accordance with applicable heritage conservation legislation/guidelines and pursuant to a Heritage Alternation Permit. Such measures include entering into a Heritage Easement agreement with the City and registering it on title.
- The future re-purposing of the rehabilitated heritage building for commercial uses.

**1652_12: Affordable housing:*

- The applicant worked with the Housing Development Corporation (HDC) London through the application process for the provision of affordable housing. The HDC has recommended the following:
 - A total of five (5) one-bedroom units, some or all of which may be allocated from the Phase 1 development, will be provided for affordable housing;
 - Rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
 - The duration of affordability set at 50 years from the point of initial occupancy.
 - The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
 - These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

Staff is satisfied the proposed facilities, services, and matters outlined above are commensurate to the requested increase in intensity.

1989 Official Plan

Under the provisions of Policy 19.4.4, Council may allow an increase in the density above the limit otherwise permitted by the Zoning By-law in return for the provision of certain public facilities, amenities or design features (3.4.3. iv)). Chapter 19.4.4. ii) of the 1989 Official Plan establishes a number of objectives which may be achieved through Bonus Zoning. The applicant's bonus proposal meets the objective of providing affordable housing.

Through discussions with the HDC, the applicant has agreed to provide five (5) affordable units for the purpose of affordable housing. Rents would not exceed 80% AMR for a period of 50 years from initial point of occupancy.

Staff is satisfied the proposed public facilities, amenities, and design features is commensurate for the requested increase in height and density.

4.5 Issue and Consideration #5: Cultural Heritage

In June 2016, 1656 Hyde Park Road was designated under Part IV of the Ontario Heritage Act. The property is associated with the Routledge family who are significant to the history and development of Hyde Park. The building located at 1656 Hyde Park Road is colloquially known as the Routledge Farmhouse (c1880), and is a two-storey brick building built in the vernacular, Italianate, farmhouse style.

As part of the complete application, the applicant submitted the following documents to support the form of the proposed development in relation to the heritage structure, as well as the slight relocation of the structure as part of the rehabilitation activities:

- Heritage Impact Assessment (a+LiNK Inc., revised January 27, 2021)
- Building Condition Assessment (a+LiNK Inc., revised January 27, 2021)
- Conservation Plan (a+LiNK Inc., revised January 27, 2021)
- Associated drawings depicting proposal (17|21 Architects, various dates)
 - Elevations
 - Ground Floor Plans
 - Renderings
 - Sections
 - Site Plan

The below graphics illustrate the proposed relocation of the house, and the proposed treatment to link the existing structure to the new mixed-use building.

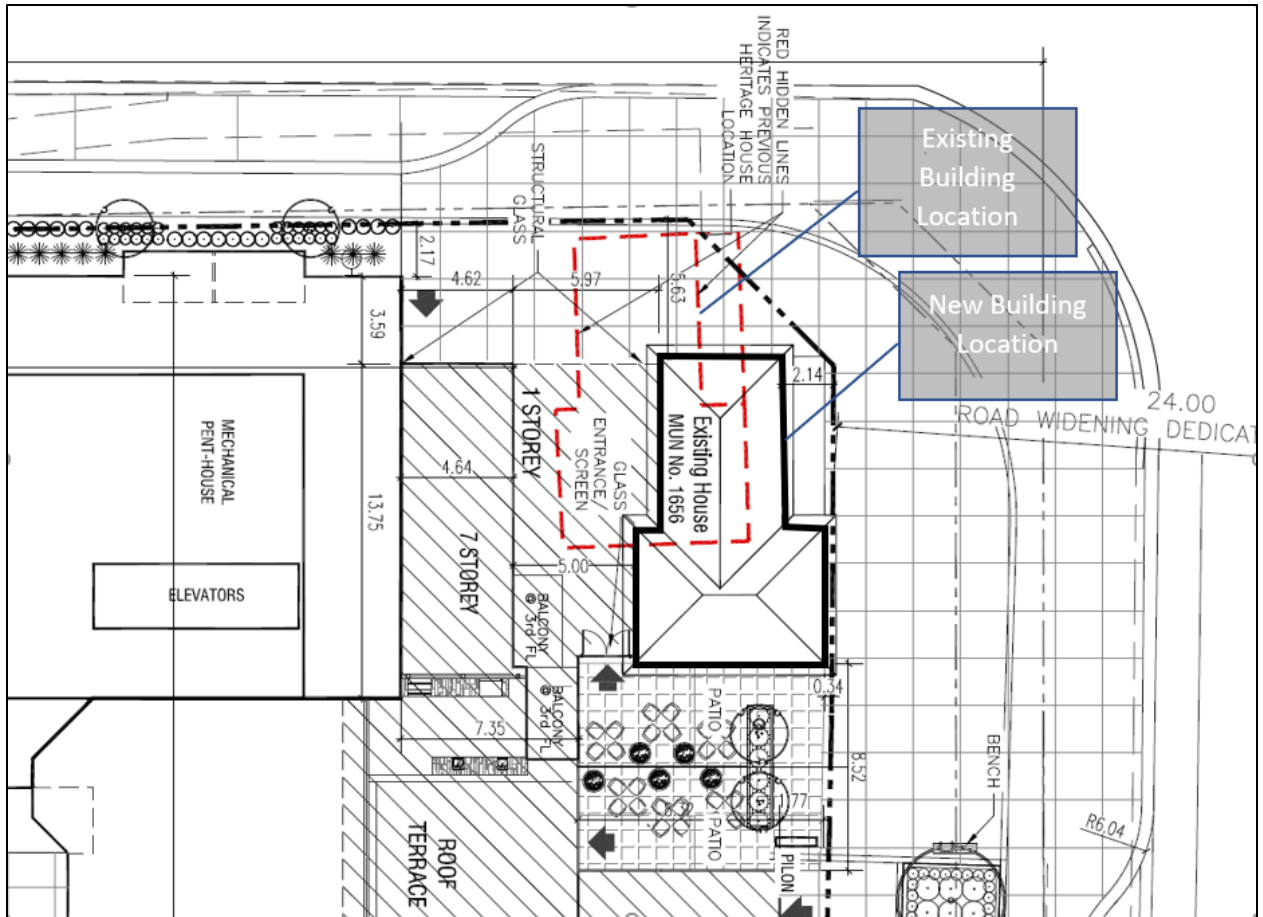


Figure 5: Relocation of Existing Heritage Structure (Site Plan Extract)



Figure 6: View from North Routhledge Park of Linkage Between Heritage Structure and New Building

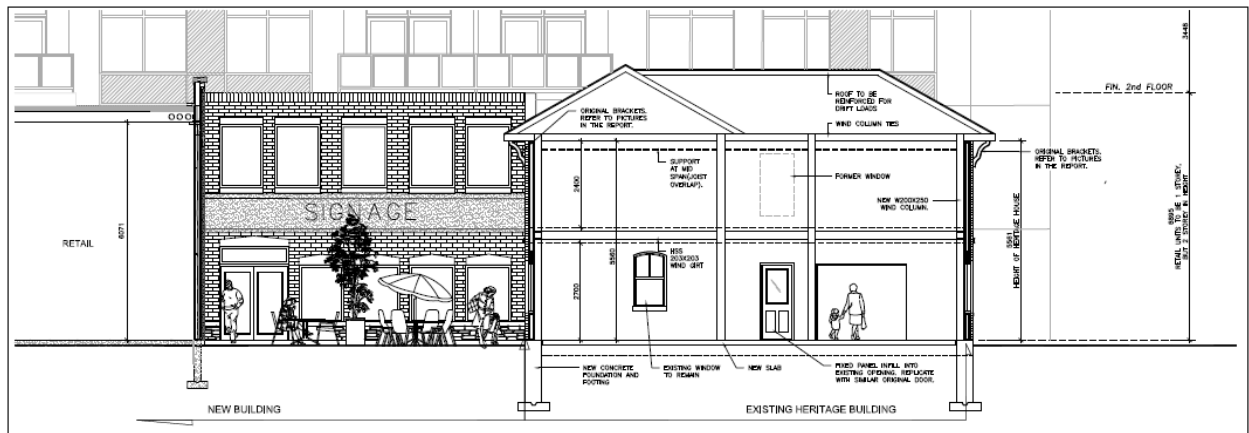


Figure 7: View from Hyde Park Road of Courtyard Area Separating Heritage Structure from New Building

These materials were reviewed in detail by City Heritage Planning staff. The London Advisory Committee on Heritage (LACH) did not provide comments on the application. Full comments from Heritage staff are included in Appendix B.

Provincial Policy Statement, 2020

The PPS provides direction to conserve significant built heritage resources (2.6.1). Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (2.6.3).

The London Plan

The City Building policies of The London Plan direct planning and development to: promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources; conserve London's cultural heritage resources so they can be passed on to our future generations; and ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources (554_1 to 3). Conservation of whole buildings on properties identified on the Register is encouraged and the retention of façades alone is discouraged (568_).

The Main Street Place Type of The London Plan provides direction to protect and conserve the significant cultural heritage resources of our historic Main Streets (907_2).

1989 Official Plan

The design objectives of the Main Street Commercial Corridor designation include maintaining the cultural heritage value or interest of heritage buildings (4.4.1.2 viii).

Chapter 13 of the 1989 Official Plan provides a policy framework for properties of cultural heritage value or interest. The objectives include: protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City; encourage the protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community; encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources; and increase public awareness and appreciation of the City's heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.

Analysis:

The designated property currently includes those lands located at 1656 Hyde Park Road. The bulk of the proposed development site is considered adjacent lands, although the designation may be expanded to take in all of the Phase 2 lands in the future in conjunction with the planned consolidation of the properties under one ownership.

During the review of planning file Z-9067 which originally proposed the rezoning of all of the lands on the east side of Hyde Park Road between Gainsborough Road and North Routledge Park, Heritage staff expressed significant concerns regarding the close proximity of the proposed 12 storey structure to the heritage structure and the lack of an appropriate linking structure. As a result, the applicant divided the development into two phases to allow more time to work with City staff to arrive at a satisfactory solution.

The resultant plan includes the relocation of the existing heritage structure coupled with a shorter eight-storey building with stepping-back features, linked by an enclosing glass structure along the North Routledge Park frontage and separated from commercial space fronting Hyde Park Road by an outdoor courtyard.

The Heritage Impact Assessment directly addresses impacts and mitigative measures. The primary mitigating measure identified in the HIA is the retention and the adaptive

re-use of the farmhouse heritage building which is intended to become a key feature of the new development. Further, the primary impact identified is the incompatibility of scale and massing of the new development due to its close proximity to the heritage building. This has been addressed through the proposed relocation of the heritage building to provide an intermediary physical link at a more comparable scale. The movement of the building also allows for the rehabilitation of the existing foundation which is in need of repair to ensure structural stability into the future.

Further approaches to the design of the new development also mitigate its massing and scale when compared to the heritage building through the rhythm of podium styles along the commercial level that respond to height, massing and roofline of the heritage building. The use of step-backs, and a courtyard to the south as well as a glass addition (i.e. 'link') to the west (to separate and make distinctive the heritage building at the corner) also are design devices used to mitigate scale. Additional impacts to the heritage building relate directly to the logistics of relocating the building (such as the need to remove and protect heritage features) prior to moving, impacts to the rear elevation due to the glass linking element, and impacts to the interior of the building in order to open up the floor plan for commercial uses.

The Building Condition Assessment (BCA) outlines a guiding approach of conservation and rehabilitation for the adaptive reuse of the heritage building on the subject property. The Conservation Plan further expands on the specific heritage items identified in the BCA requiring preservation, restoration, and replacement as part of the new development proposed for the property. The Conservation Plan (CP) determines preferred methods for intervention and provides goals and conservation measures.

The Building Condition Assessment contains recommendations for further investigative work closer to the time work commences on the building.

The applicant has agreed to enter into a Heritage Easement Agreement with the City of London as part of the recommended bonus zone. In combination with the required Heritage Alteration Permit, this will ensure adherence to the impact mitigation approaches outlined in the HIA and further clarified by the Building Condition Assessment and Conservation Plan for the short and long-term protection and conservation of the heritage resources on the property.

4.5 Issue and Consideration #6: Zoning

The recommended zoning is appropriate to implement the proposed development, allowing for the existing range of uses while providing special zoning provisions to implement the recommended development.

A number of technical matters resulted in changes to the zoning requested by the applicant, but do not have an impact on the development proposal circulated to commenting departments, agencies and the public:

- The removal of the Holding (h-18) Zone is not required as it was removed by City Council on November 10, 2020 (File H-9256);
- The requested special provision to allow a maximum front yard depth of 10.1 metres from Hyde Park Road to accommodate the courtyard is not required because North Routledge Park is the front lot line. The courtyard remains a requirement of the recommended bonus zone to achieve design goals;
- A new special provision is recommended to establish a maximum front yard depth of 6.0 metres from North Routledge Park to accommodate the heritage structure which is to be relocated. While it will be very close to the required daylight triangle at the intersection, the bulk of the building is proposed to be located approximately 5.63 metres from the North Routledge Park road allowance;

- All of the requested and required zoning special provisions are accommodated in the recommended Bonus Zone as they apply to this specific development proposal. As a result, no special provisions are recommended for the Business District Commercial (BDC) Zone.

Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Main Street Place Type. Further, the recommended amendment is in conformity with the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation. The recommended amendment will facilitate the development of an underutilized site with a land use, intensity, and form that is appropriate for the site.

Prepared by: Barb Debbert
Senior Planner

Recommended by: Paul Yeoman, RPP, PLE
Director, Development Services

Submitted by: George Kotsifas, P. Eng
Deputy City Manager, Planning and Economic
Development

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2021

By-law No. Z.-1-21_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road.

WHEREAS 1630 HP Inc. has applied to rezone an area of land located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road, as shown on the attached map comprising part of Key Map No. A101, from a Business District Commercial (BDC) Zone and a Business District Commercial Special Provision (BDC(39)) Zone **TO** a Business District Commercial Special Provision Bonus (BDC*B-_) Zone.
- 2) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:
 - 4.3) B-_____ 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use apartment building, with a maximum height of 8-storeys or 29 metres and a maximum density of 169 units per hectare, in general conformity with the Site Plan, Renderings, Elevations and Cross Sections attached as Schedule “1” to the amending by-law, and provides for the following:

- a) Exceptional Building Design
 - i) providing an “L”-shaped mixed-use building that is generally in keeping with the vision of the current Official Plan as well as the London Plan by providing for continuous street walls along the Hyde Park Road and North Routledge Park frontages;
 - ii) providing a 7-storey massing along Hyde Park Road that includes a significant step-back above the second storey and 8-story massing along North Routledge Park;
 - iii) providing for appropriate scale/ rhythm/ materials/ fenestration;
 - iv) incorporating all of parking in the rear yard and underground, away from the adjacent street frontages;
 - v) providing ground floor commercial space with transparent glazing and principal entrances facing the Hyde Park Road creating an active edge;
 - vi) providing ground floor residential units with individual entrances and patio spaces along the North Routledge Park frontage;

- vii) providing a rooftop patio;
 - viii) providing a parking lot layout that accommodates appropriate driveway alignments across North Routledge Park; and
 - ix) relocating the existing heritage structure and providing a glass link between the heritage structure and the new building along the North Routledge Park frontage and a recessed courtyard immediately south of the heritage structure.
- b) Provision of Affordable Housing
- i) A total of five (5) one-bedroom units will be provided for affordable housing. Subject to the concurrence of the City, some or all of these five (5) one-bedroom units may be allocated from the adjacent development owned and/or managed by the Proponent, noting the bonus zone requirement and encumbrance would remain specific to the Subject Lands;
 - ii) Rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
 - iii) The duration of affordability set at 50 years from the point of initial occupancy;
 - iv) The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
 - v) These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.
- c) Relocation, conservation, and adaptive re-use of the existing heritage designated structure at 1656 Hyde Park Road:
- i) The owner shall enter into a Heritage Easement Agreement with the City of London.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

- a) Additional Permitted Use:
- i) Apartment buildings, including dwelling units in the front portion of the ground floor adjacent to North Routledge Park
- b) Regulations
- | | | |
|------|---|------------------------------|
| i) | Density
(Maximum) | 169 units per hectare |
| ii) | Building Height
(Maximum) | 29 metres (95.1 feet) |
| iii) | Front Yard Depth from
North Routledge Park
to relocated heritage structure
(Maximum) | 6.0 metres (19.69 feet) |
| iv) | Parking – All commercial
uses (Minimum) | 1 space per 20m ² |
| v) | Parking – All residential
uses (Minimum) | 1 space per unit |

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

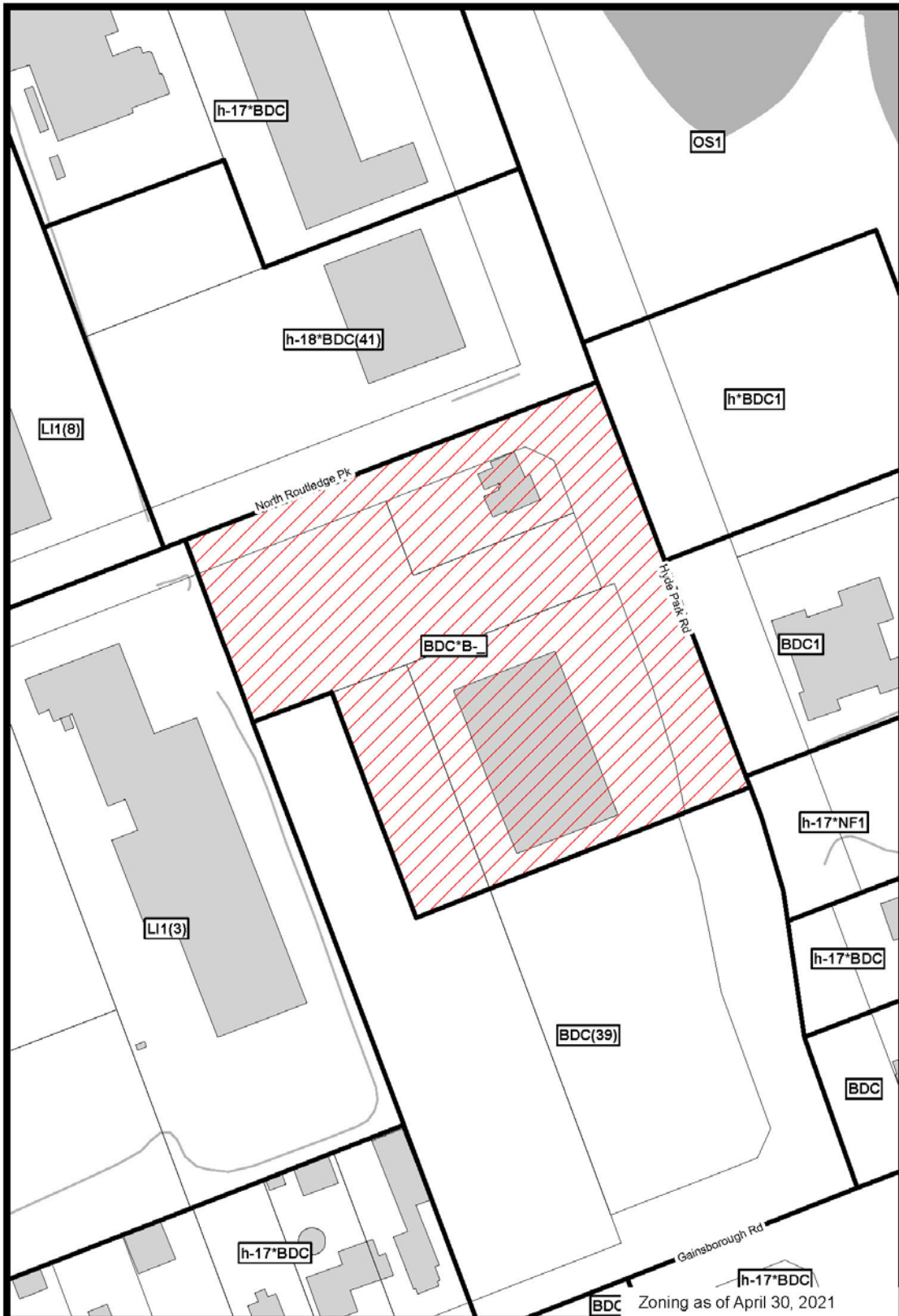
PASSED in Open Council on June 15, 2021.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – June 15, 2021
Second Reading – June 15, 2021
Third Reading – June 15, 2021

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9301
Planner: BD
Date Prepared: 2021/05/11
Technician: RC
By-Law No: Z.-1-

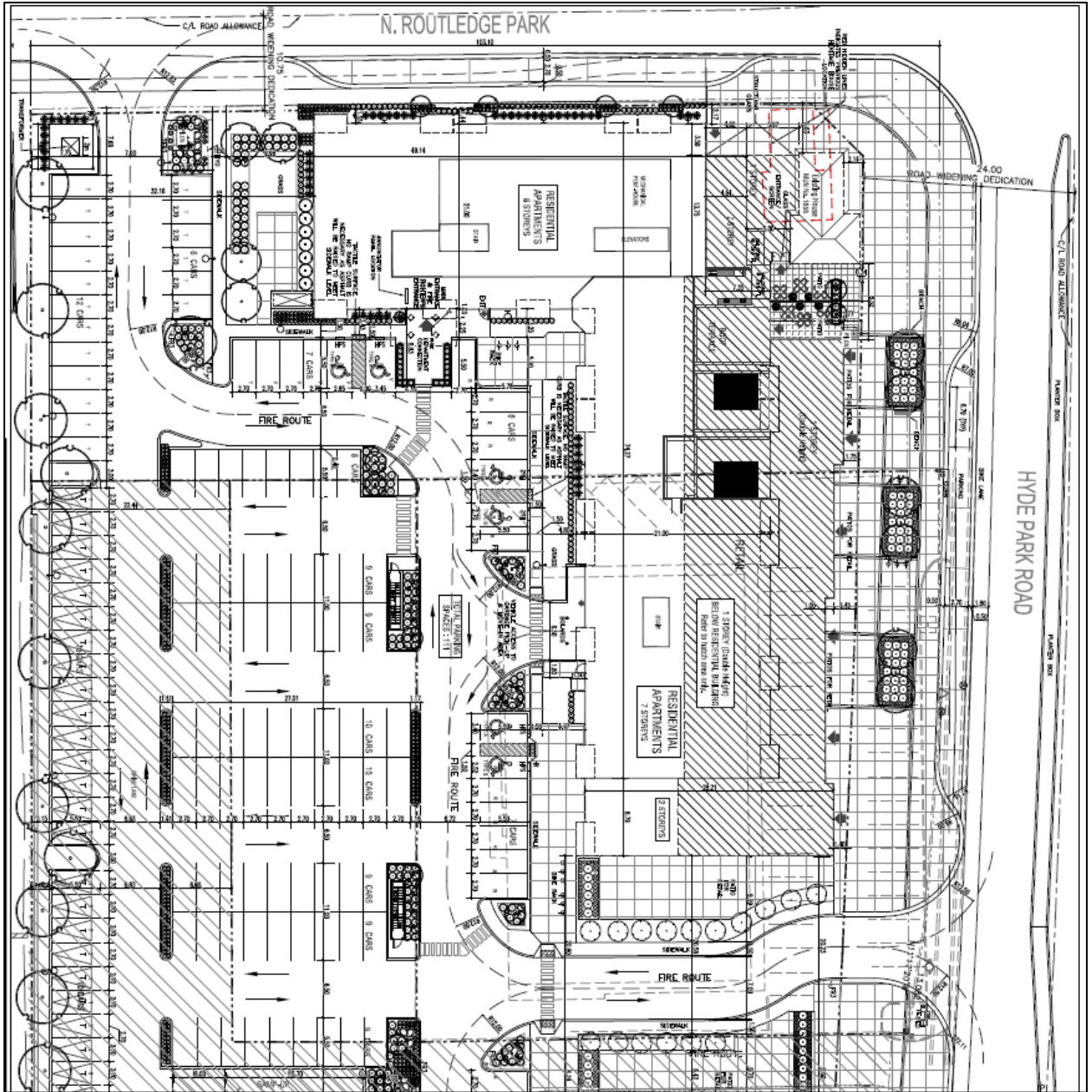
SUBJECT SITE 

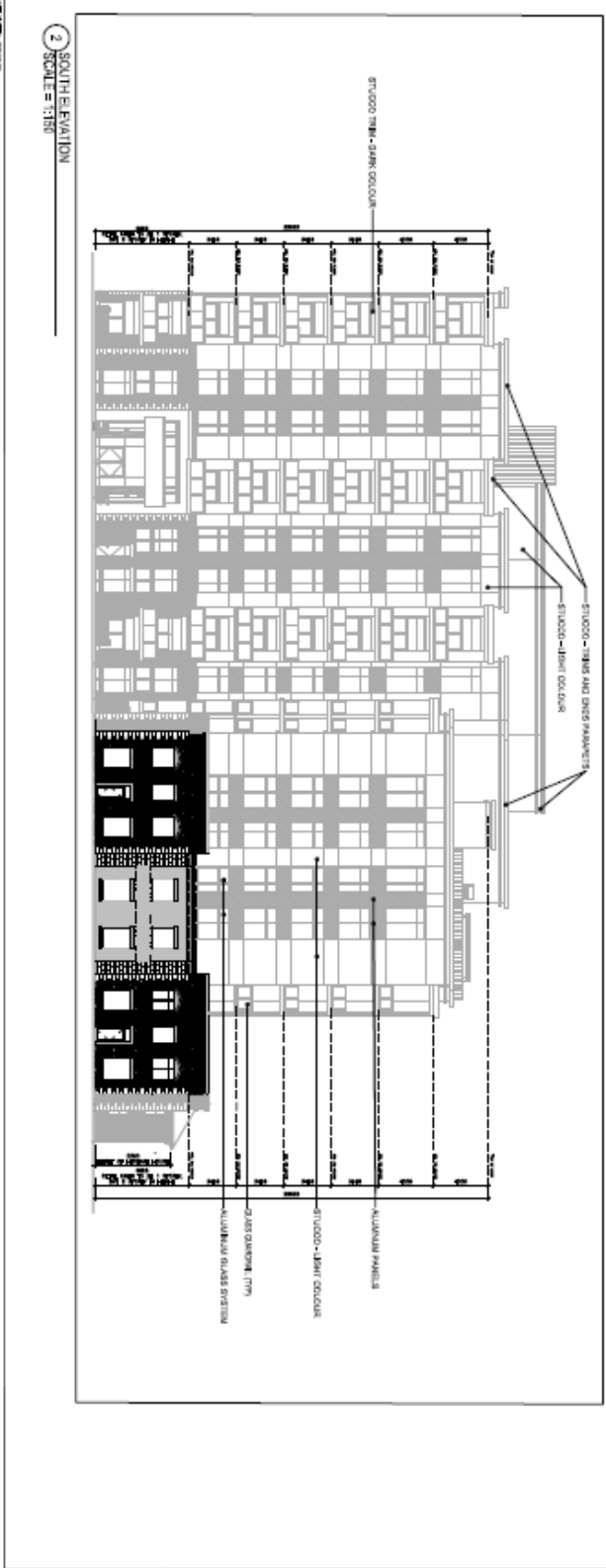
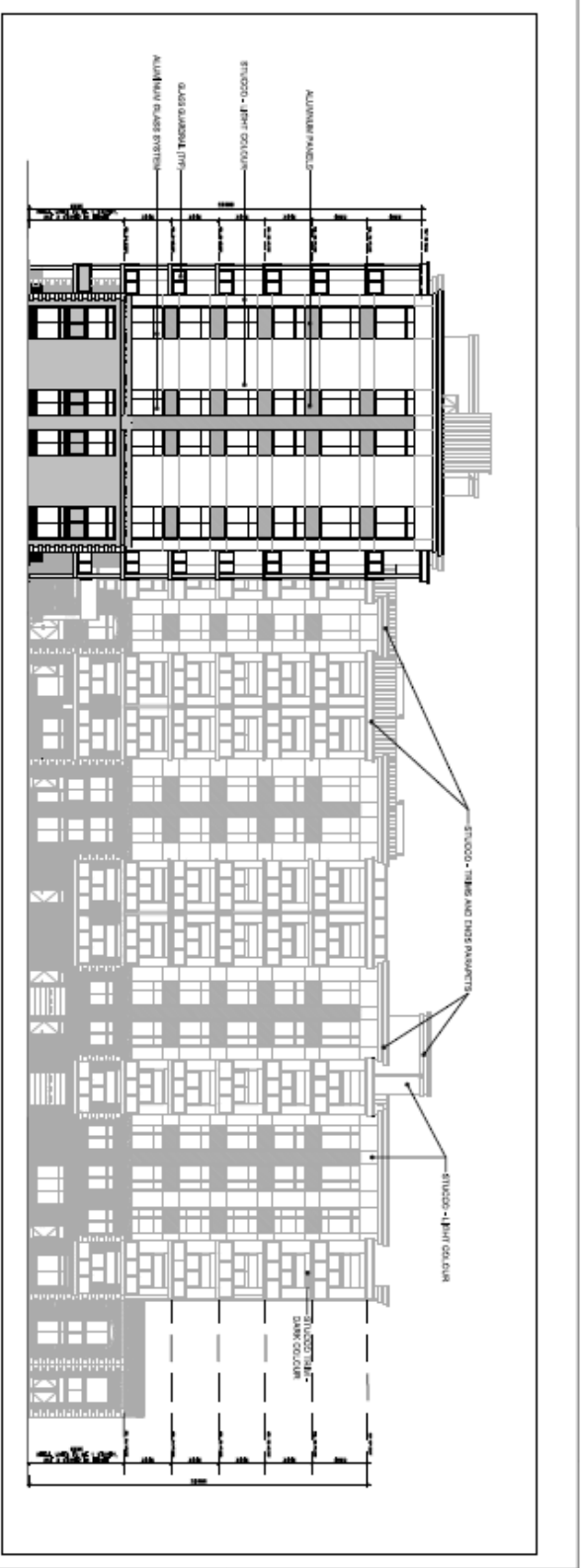
1:1,250

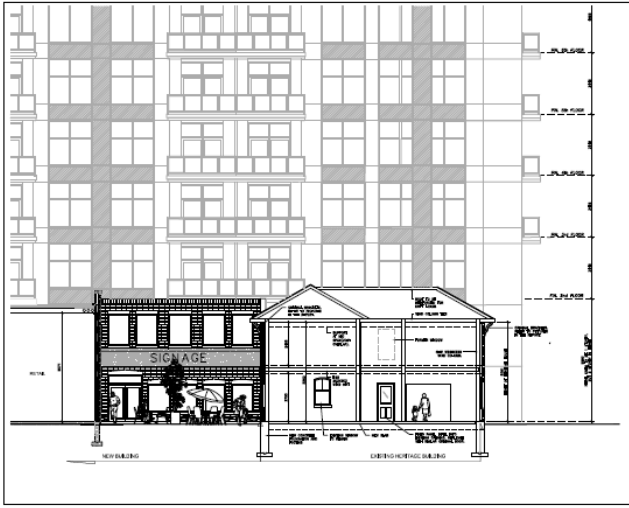
0 5 10 20 30 40
Meters



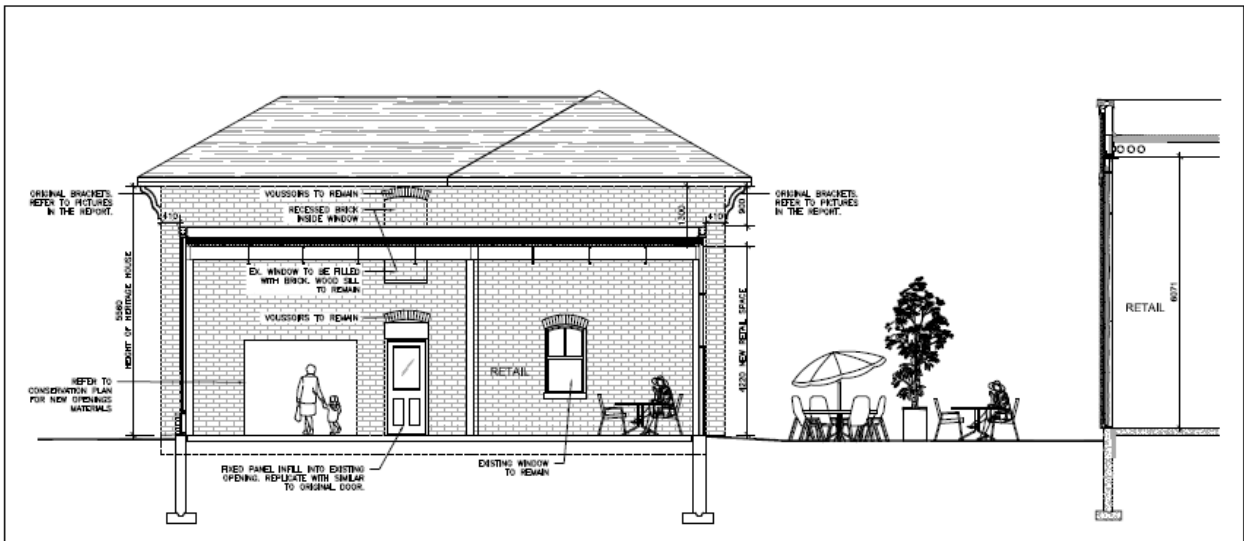
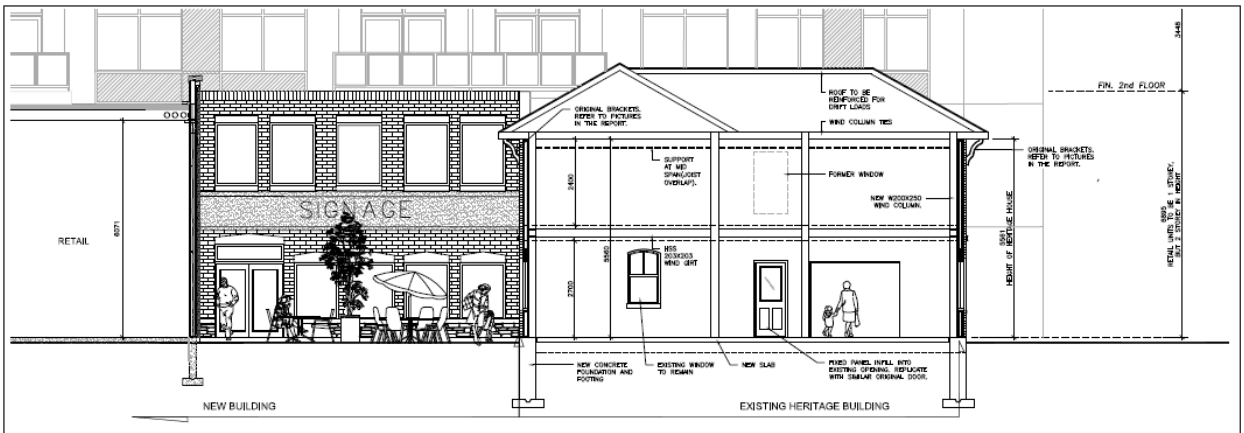
Schedule "1"







1 SECTION -2
SCALE = 1:100



Appendix B – Public Engagement

Community Engagement

Notice of Application:

On January 27, 2021, Notice of Application was sent to 46 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on January 28, 2021. A “Planning Application” sign was also posted on the site.

No replies were received.

Nature of Liaison: The purpose and effect of this zoning change is to permit the development of one eight storey mixed-use apartment building with 144 residential dwelling units and 1,279.3m² of commercial space in the main floor of the apartment building along Hyde Park Road. The proposal includes the retention, slight relocation and integration of the designated heritage structure located at 1656 Hyde Park Road into the proposed development. Possible change to Zoning By-law Z.-1 from a Business District Commercial (BDC) Zone and Holding Business District Commercial Special Provision (h-18*BDC(39)) Zone to a Business District Commercial Special Provision/Bonus (BDC(_)*B-_) Zone to permit a broad range of commercial, service, office, and recreational uses and apartment buildings, which are all currently permitted. Special Provisions and/or Bonus Zoning are requested to permit: a maximum building height of 29m; a mixed-use density of 169uph (144 residential units and 1,279.3m² of commercial floor area); a maximum front yard depth of 10.1m in place of 3.0m located within the courtyard abutting the heritage building; dwelling units on the entire first floor along North Routledge Park; a parking rate of 1 space per 20m² for all commercial uses, including patios; and a parking rate of 1 space per residential unit. The proposed facilities, services and matters to support Bonus Zoning include building design, affordable housing and the preservation of structures identified as being of cultural heritage value or interest.

Departmental and Agency Comments

Urban Design (March 18, 2021)

Urban Design staff reviewed the submitted site development concept and elevations for the zoning by-law amendment at the above noted address and provide the following urban design comments consistent with the Official Plan, applicable by-laws, guidelines, and guidance provided by the Urban Design Peer Review Panel (UDPRP);

- The applicant is commended for incorporating the following into the design; an ‘L’-shaped mixed-use building that is generally in-keeping with the vision of the current Official Plan as well as the London Plan by providing for continuous street walls along the Hyde Park Road and North Routledge Park frontages, a 7-storey massing along Hyde Park Road that includes a step-back above the second storey and 8-story massing along North Routledge Park; Providing for appropriate scale/ rhythm/ materials/ fenestration; Incorporating all of parking in the rear yard, away from the adjacent street frontages; providing ground floor commercial space with transparent glazing and principal entrances facing the Hyde Park Road creating an active edge; and providing ground floor residential units with individual entrances and patio spaces along the North Routledge Park frontage.
- Urban design staff are in support of the approach presented in the application to move the heritage building. Moving the building will allow for a more appropriate transition to occur between the heritage structure and the proposed building.

Heritage (April 21, 2021)

DS-heritage planning staff has reviewed the following heritage related documents for the Zoning By-law Application (Z-9301) for the above noted addresses:

- Heritage Impact Assessment. a+LiNK Inc. (Jan 27, 2021rev)
- Building Condition Assessment. a+LiNK Inc. (Jan 27, 2021rev)
- Conservation Plan. a+LiNK Inc. (Jan 27, 2021rev);
- Associated drawings depicting proposal. 17|21 Architects. (various dates)
 - Elevations (Dec 8, 2020)
 - Ground Floor Plans (Dec 17, 2020)
 - Renderings (n.d.)
 - Sections (Dec 17, 2020)
 - Site Plan (Jan 18, 2021)

Comments that follow are consistent with the *PPS-2020*, the *Ontario Heritage Act* and the *1989-Official Plan/The London Plan*, and reference to the Designating By-law L.S.P.-3455-204 for 1656 Hyde Park Road.

1. Overview

The subject lands consist of four contiguous parcels – of approximately 0.93ha (2.3ac) – located on the southwest corner of the Hyde Park Road and North Routledge Park intersection. The subject lands are currently occupied by one, multi-unit commercial building (1634 Hyde Park Road) and a 2-storey, heritage designated, office building (formerly a single detached dwelling) at 1656 Hyde Park Road. The remainder of the subject lands are vacant and used as a gravel surface parking area. (Planning and Design Report, 2021 p2)

In June 2016, 1656 Hyde Park Road was designated under Part IV of the *Ontario Heritage Act*. The property is associated within the Routledge family who are significant to the history and development of Hyde Park. The building located at 1656 Hyde Park Road is colloquially known as the Routledge Farmhouse (c1880), and is a two-storey, brick building built in the vernacular, Italianate, farmhouse style.

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical associations with the Routledge family, the founding family of Hyde Park, particularly Thomas Routledge and Robert Routledge;
- Form, scale, massing, and plan of the two storey, buff brick building located on the property;
- Demonstration of the vernacular Italianate farmhouse style;
- Shallow, hipped roof with deep eaves, wood soffit, and paired brackets with relief scrollwork and pendant finials;
- Porch with chamfered wooden posts with capitals, fret work in the spandrels of the porch;
- Two-over-two wooden windows in segmental arched voids on the façade with brick voussoirs;
- Wooden louvered shutters with hardware flanking the windows; and,
- Wooden door and wooden screen door on the south entry off the porch.

The application (Z-9301) is for a zoning by-law amendment (with a bonus zone) to permit a 7/8-stored, “L-shaped” mixed-use building, with commercial units located at-grade along Hyde Park. New development will integrate the heritage building which will

be converted to commercial space. The heritage building is to be relocated to the southeast and south, approximately 3.3m and 4.2m, respectively, creating a larger physical distance between the heritage building and the proposed development. The relocation of the heritage building creates space for an outdoor courtyard and retains the integrity of the heritage building. A large glass 'link' will connect the heritage building and the proposed development. (Planning and Design Report, 2021 p11)

As part of complete application requirements for a zoning bylaw application, several heritage-related documents were prepared (as previously noted). The primary purpose of the required documents are to: 1) to assess the impacts of the proposed development on the cultural heritage value and attributes of 1656 Hyde Park Rd, and to make recommendations to mitigate any adverse impact that may arise (**Heritage Impact Assessment**); 2) assess the current condition of the heritage building and ensure its conservation in context of the proposed development (**Building Condition Assessment**); and 3) to set out a strategy for the management and conservation of the heritage values, attributes and integrity of heritage building and its site (**Conservation Plan**). Heritage staff's comments are organized around these requirements.

3. Heritage Staff Review – Comments

3.1 Heritage Impact Assessment

Development Services heritage planning staff has reviewed the Heritage Impact Assessment (HIA) and appreciates the completeness and thoroughness with which the HIA has been prepared, as well as the analysis undertaken that directly addresses impacts and mitigative measures. The primary mitigating measure identified in the HIA is the retention and the adaptive re-use of the farmhouse heritage building which is intended to become a key feature of the new development. Further, the primary impact identified is the incompatibility of scale and massing of the new development due to its close proximity to the heritage building. This has been addressed through the proposed relocation of the heritage building to provide an intermediary physical link at a more comparable scale. The movement of the building also allows for the rehabilitation of the existing foundation which is in need of repair to ensure structural stability into the future. The HIA states that “[g]iven the need for new foundations and raising of the floor to grade to mirror the new development and accommodate accessibility, relocating the building can be done as part of this structural stabilizing process.” (p1)

Further approaches to the design of the new development also mitigate its massing and scale when compared to the heritage building through the rhythm of podium styles along the commercial level that respond to height, massing and roofline of the heritage building. The use of step-backs, and a courtyard to the south as well as a glass addition (i.e. 'link') to the west (to separate and make distinctive the heritage building at the corner) also are design devices used to mitigate scale. Additional impacts to the heritage building relate directly to the logistics of relocating the building (such as the need to remove and protect heritage features) prior to moving, impacts to the west, rear elevation due to the glass linking element, and impacts to the interior of the building in order to open up the floor plan for commercial uses.

Staff particularly notes and supports direction provided in the following sections of the Heritage Impact Assessment (HIA): Relocation of the Designated Heritage Building (p13-17) – noting that a complete plan for the implementation of the relocation and rehabilitation of the existing heritage property will be further outlined in the Conservation Plan; Outdoor Landscaping and Placemaking (p18); Cultural Heritage of Hyde Park Village (p18); Materials, Form, Massing and Rhythm (p19); and treatment of heritage resources through the proposed relocation (p22)

3.2 Building Condition Assessment + Conservation Plan

The Building Condition Assessment (BCA) outlines a guiding approach of conservation and rehabilitation for the adaptive reuse of the heritage building on the subject property. “Every effort should be made to restore items considered of heritage value, and if restoration is not an option due to safety or severe degradation, replacement with exact

replicas, in-situ with like-for-like in design, materials and finishes should be pursued.” (p2) The Conservation Plan further expands on the specific heritage items identified in the BCA requiring preservation, restoration, and replacement as part of the new development proposed for the property. The Conservation Plan (CP) determines preferred methods for intervention and provides goals and conservation measures.

DS-heritage staff supports the following from the Building Condition Assessment and Conservation Plan that recommend that:

- structural systems within the building including exterior wall system and roof require a more complete assessment;
- reinforcing of the exterior walls, brick ties and a new wall system may be required to address structural integrity, bracing and moisture/thermal issues;
- foundation work is necessary to prevent sag and restore structural integrity to the building;
- replacement of the foundation and jacking up the first floor;
- a designated substance inspection should be carried out on the building promptly;
- short, medium and long term conservation measures be considered relating to documentation of heritage attributes, removal, demolition and salvage (re: addition, west deck and pergola, front porch), stabilization, preparation for relocation, foundation alterations, relocation, mothballing (if necessary); monitoring, preservation and restoration work, alteration for adaptive re-use (i.e. new addition/glass ‘link’; and,
- conservation programs should be considered for exterior wood shutters, exterior brick and mortar repointing, window and door restoration and perhaps other wood details such as brackets.

DS-heritage staff recognizes specific reference to the structural assessment by (VanBoxmeer & Stranges, Structural Engineers – Jan 21, 2021) which outlines structural requirements, strategy and processes needed to support the relocation of the heritage building and removal of an interior floor. The assessment concludes that the structural renovations and project will be somewhat complicated, but that the project is ‘viable for success.’

4. Summary and Recommendations Moving Forward

- Heritage staff is generally supportive of the overall design approach proposed for the new development on the subject property as it relates to the heritage building.
- Heritage staff supports the approaches to mitigation of impacts including those generally outlined in the Heritage Impact Assessment (HIA) with additional clarification provided in the Building Condition Assessment and Conservation Plan. Adherence to these recommendations will ensure that heritage resources on the subject property will be conserved.
- DS-heritage staff recommends that the City consider operationalizing recommendations in these assessments and conservation plan by entering into a heritage easement agreement with the property owner.
- DS-heritage staff recommends that the property owner provide the City with a security in the form of a Letter of Credit, in order to secure the Owner’s heritage-related obligations. The amount of the Letter of Credit should be based on 100% of the cost estimate to relocate and adapt the heritage building on the property.
- The property owner, in consult with subject area experts, should prepare mitigation strategies in the event of structural failure or loss/damage of significant heritage features during relocation. The City is encouraged to pursue measures to remedy uncertainties associated with the potential loss of the heritage

resource on the subject property, and secure assurances within a holding provision, bonus zone agreement, and/or heritage easement agreement.

- Removal/dismantling of any noted heritage attribute on the heritage building – pre, during or post-relocation – should be overseen by a heritage consultant.
- Further assessment of structural systems within the heritage building (including the exterior wall system and roof) are recommended in the Building Condition Assessment and should be completed prior to the relocation of the heritage building.
- Heritage staff recommends that detailed impacts to the heritage building on the subject property related to vibration and other construction practices be documented and assessed by a qualified structural professional, and mitigation recommendations identified prior to commencement of excavation on the site, as well as a strategy for dealing with unanticipated impacts as a result of vibration during construction. A vibration monitoring program should be established during construction which may include a preconstruction vibration assessment of the heritage building to identify a benchmark for impacts, and post-construction, to identify whether impacts have occurred; or if a 50 metre buffer area around the cultural heritage resource is not feasible given the construction requirements and site constraints, prepare vibration studies by a qualified engineer to determine the maximum acceptable vibration levels, or peak particle velocity (PPV) levels and the appropriate buffer distance between project activities and the cultural heritage resource.
- The glass ‘link’, courtyard and relocation of the house, as proposed for this development, are a necessary component of the new development for DS-heritage staff support of the ZBA.
- DS-heritage staff recommends precise documentation of the heritage building on the property prior to relocation, so that damaged features can be recast if necessary; digital documentation should be considered.
- The Building Condition Assessment and Conservation Plan should be considered for adoption as a guiding document for the development project.
- As per Section 33(1) of the *Ontario Heritage Act (OHA)*, heritage permit approval (HAP) will be required for alterations to 1656 Hyde Park Rd. (i.e. for any work that is likely to impact reasons for designation). Consultation with the London Advisory Committee on Heritage is required prior to Municipal Council decision. Heritage alteration permit approval should occur concurrently with site plan approval and is required prior to issuance of a Building Permit. A maximum 90-day statutory review and decision period for the HAP should be anticipated.

Housing Development Corporation (March 18, 2021)

Background:

Housing Development Corporation, London (HDC) was engaged to work with 1630 HP Inc. (the “Proponent”) and provide a fair recommendation to the Director, City of London Development Services in response to the Zoning By-law Amendment application (City of London Planning File: Z-9301) proposal for height and density “bonusing” in exchange for the provision of affordable housing. The application proposes an 8-storey, mixed-use building containing 144 residential units and 1,168 m² of gross commercial floor area and includes the relocation and integration of an on-site heritage building.

This letter reflects the recommendation of HDC and is provided with the general concurrence of the Proponent.

RECOMMENDATION:

It is the recommendation of the HDC that the following elements constitute the affordable housing bonus zone:

1. **A total of five (5) one-bedroom units be dedicated to affordable rental housing in exchange for the granting of increased height and density.** Subject to the concurrence of the City, some or all of these five (5) one-bedroom units may be allocated from the adjacent development owned and/or managed by the Proponent, noting the bonus zone requirement and encumbrance would remain specific to the Subject Lands;
2. **“Affordability” for the purpose of an agreement be defined as rent not exceeding 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) where:**
 - i. AMR is defined at the one-bedroom rate for the London Census Metropolitan Area by CMHC at the time of building occupancy;
 - ii. the identified units will be mixed throughout and not otherwise identifiable within the building; and
 - iii. Rents for the affordable rental housing units shall only be increased to the allowable maximum, once per 12-month period in accordance to the *Residential Tenancy Act* or any successor legislation but not to exceed 80% of the CMHC AMR.
3. **The duration of the affordability period be set at 50 years** calculated from initial occupancy of each unit and for each month thereafter that the unit is occupied. At the conclusion of the agreement period, any sitting tenants within associated affordable unit shall retain security of tenure and rental rates until the end of their tenancy. The rights of tenancy and affordability in the dedicated units shall not be allowed to be assigned or sublet during or after the agreement.
4. **The Proponent be required to enter a Tenant Placement Agreement (TPA) with the City of London.** This action aligns bonus units with priority populations vetted and referred to the Proponent or their agent by the City. The owner retains final tenant selection in accordance with the *Residential Tenancy Act*, subject to the established eligibility and compliance requirements.
5. **These conditions be secured through an agreement registered on title with associated compliance requirements and remedies.** This recommendation ensures the retained value of each affordable rental housing unit within the Bonus Zone for the 50-year affordability period. Compliance will be monitored in a similar fashion as is conducted with other agreements and shall include conditions related to default and remedy.

The Proponent’s application proactively aligned their bonus interests to the City’s affordable housing priorities and the associated discussions establishing the above recommendation were achieved with their concurrence.

Rationale for Affordable Housing Bonus:

Guiding Policy: The London Plan recognizes housing affordability as one of the City’s principal planning challenges. It states that planning activities will provide for a mixture of dwelling types and integrated mixtures of housing affordability. The Plan identifies bonusing as a planning tool in support of the provision of affordable rental housing within planning and development proposals.

Location and Application Considerations: The Subject Lands are on located on the west side of Hyde Park Rd immediately south of North Routledge Park and adjacent to lands immediately north of North Routledge owned by the Proponent and advancing to provide a mixed-use apartment building. The Lands are embedded “in the heart” of Hyde Park which is a pedestrian-oriented, commercial business district characterized by a broad mix residential and commercial land uses and a variety of built forms. The lands are located on a major transit corridor and proximate to employment centres at Hyde Park Road and Fanshawe Park Road (to the north) and Hyde Park Road and Oxford

Street East (to the south). The Proponent's specific site plans were fully considered within this review.

Alignment to Need: The locational attributes of the site align with factors used by HDC to advance affordable rental housing. The recommendations align with housing needs and priorities defined within the *Housing Stability for All Plan* and CMHC analytics related to housing stock, affordability rates, vacancy rates, rental rates, incomes, and other market conditions.

Conclusion:

The *Planning Act* provides municipalities the ability to advance public facilities, services or matters in exchange for additional height and density above existing zoning permissions. The ability to utilize this important tool as a mechanism to advance affordable rental housing aligns with a critical need in London, noting that London is currently ranked 5th in Canada for the highest percentage of households in "Core Housing Need" in major urban centres (CMHC, July 2018).

This recommendation recognizes Council's expressed interest to seek "...options for implementing and coordinating [planning] tools to be most effective..." to "...promote the development of affordable housing in London" (4.4/12/PEC, July 25, 2018).

HDC will be available to the Planning and Environment Committee and to Civic Administration to further inform this recommendation or respond to any associated questions

Parks Planning (February 1, 2021)

No comments. Please note that parkland dedication in the form of cash-in-lieu pursuant to By-law C.P. -9 will be required at the time of site plan application.

Upper Thames River Conservation Authority (March 9, 2021)

The Upper Thames River Conservation Authority (UTRCA) has reviewed this proposal as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 157/06. The proposal has also been reviewed through our role as a public body under the Planning Act as per our Conservation Authority Board approved policies contained in Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006). Finally, UTRCA has provided advisory comments related to policy applicability and to assist with implementation of the Thames Sydenham Source Protection Plan under the Clean Water Act.

Conservation Authorities Act

The subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

Drinking Water Source Protection: Clean Water Act

The subject lands have been reviewed to determine whether or not they fall within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). Upon review, we can advise that the subject lands **are not** within a vulnerable area. For policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

Recommendation

As indicated, the subject lands are not regulated by the UTRCA and a Section 28 permit application will not be required. The UTRCA has no objections to this application.

Transportation Engineering (April 22, 2021)

Ensure that the TIA was updated to reflect Transportations comments below:

- The trip generation used should be calculated using the fitted curve equation from the ITE manual (the same calculation being used for the multi family trip generation)
- Update the TIA recognising traffic signals are being constructed on Hyde Park road at South Carriage (operational fall 2019)
- Remedial measure for Hyde Park and North Routledge should not include the installation of un-warranted signals, furthermore the spacing from the signals at Hyde Park and Gainsborough would need to comply with the City's Access Management Guidelines (minimum spacing of 300m between signals)
- Remedial Measure for Site driveways (site driveway 4) recommends a southbound left turn lane for 1674, 1700 with the property being located on the west side of Hyde Park Road what operational improvements would this turn lane provide?

Zoning Comments:

- Road widening dedication of 24.0m from centre line required along Hyde Park Road
- Road widening dedication of 10.75m from centre line required along North Routledge Park
- Revised 6.0m x 6.0m daylight triangle required
- A revised TIA may be required addressing the above noted comments
- Detailed comments regarding access location and design will be made through the site plan process

Note regarding on street parking:

- The City is supportive of the on-street parking approach from the proposed entrance to North Routledge.
- With respect to on-street parking on Hyde Park Road, there may be a history for this site where we discussed allowing parking on one street but not the other. In regard to Hyde Park the "on street" parking (layby) is considered temporary until a time that the City creates a dedicated right turn lane to Gainsborough which is anticipated in the future. This could be in 5 to 10 years. We do anticipate this at some point. In the meantime we were not looking to allow any parking, and although it is reflected in the Complete Streets Manual to allow for on-street parking for a Main Street designation, long term we are trying to avoid having parking bays that cross cycle lanes along arterial roads
- External works drawings would be required but those could/would be co-ordinated through the Site Plan Approval process.

Water Engineering (May 3, 2021)

- No comments or concerns

Stormwater Engineering (May 3, 2021)

- No comments or concerns

Sanitary Engineering (May 3, 2021)

- No comments or concerns

London Hydro (January 29, 2021)

Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearance from L.H. infrastructure is mandatory. A blanket easement will be required. Note: Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.

London Hydro has no objections to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

Union Gas (May 12, 2021)

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

Appendix C – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement, 2020

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 a), b), e)

1.1.3

1.1.3.1

1.1.3.2

1.1.3.3

1.1.3.4

Section 1.4 – Housing

1.4.3

Section 1.6.7 Transportation Systems

1.6.7.4

Section 1.7 – Long Term Economic Prosperity

1.7.1 b), d), e),

Section 2.6 – Cultural Heritage and Archaeology

2.6.1

2.6.3

The London Plan

(Policies subject to Local Planning Appeals Tribunal, Appeal PL170100, indicated with asterisk.)

Policy 7_ Our Challenge, Planning of Change and Our Challenges Ahead, Managing the Cost of Growth

Policy 54_ Our Strategy, Key Directions

Policy 55_ 3., 4. Our Strategy, Key Directions, Direction #1 - Plan Strategically for a Prosperous City

Policy 57_ 7., 9. Direction #3 - Celebrate and support London as a culturally rich, creative, and diverse city

Policy 59_ 2., 3., 4., 6. Our Strategy, Key Directions, Direction #5 – Build a Mixed-use Compact City of London

Policy 61_ 5, 10 Our Strategy, Key Directions, Direction #7 Build Strong, Healthy and Attractive Neighbourhoods for Everyone

Policy 62_ Our Strategy, Key Directions, Direction #8 Make Wise Planning Decisions

Policy 66_ Our City, Planning for Growth and Change

Policy 79_ Our City, City Structure Plan, The Growth Framework, Intensification

Policy 83_ Our City, City Structure Plan, The Growth Framework, Intensification

Policy 84_ Our City, City Structure Plan, The Growth Framework, Intensification

Policy 131_ Our City, City Structure Plan, Main Streets

*Policy 193_ City Design, What are we trying to achieve?

*Policy 200_ City Design, Character

Policies *255_, 256_, *257_, *259_, *261_, 264_, 268_, 269_ City Design, Site Layout

Policies *272_, *275_, *277_, *278_, *279_, *281_ City Design, Parking

Policy *284_, *286_, *289_, *290_, *291_, *292_, *295_, *301_, *303_, *305_ City Design, Buildings

Policies 551_, 552_, - Cultural Heritage – What is Cultural Heritage?

Policy 554_ - What are We Trying To Achieve?

Policies 557_, 558_, 564_, *565_, 566_, 567_, 568_, 570_ General Cultural Heritage Policies

Policies 583_ , 586_ , 587_ - Specific Policies for the Protection, Conservation and Stewardship of Cultural Heritage Resources
Policies 905_ , 906_ Place Type Policies, Urban Place Types, Main Street, Our Vision for the Main Street Place Type
907_ Place Type Policies, Urban Place Types, Main Streets, How Will We Realize Our Vision?
908_ Place Type Policies, Urban Place Types, Main Street – Permitted Uses
910_ Place Type Policies, Urban Place Types, Main Street - Intensity
911_ Place Type Policies, Urban Place Types, Main Street - Form
Policy 913_ Place Type Policies, Urban Place Types, Main Street – Planning and Development Applications
Policies 1638_ - 1654_ Our Tools, Bonus Zoning
Policy 1578_ Our Tools, Planning and Development Applications, Evaluation Criteria For Planning and Development Applications

Official Plan (1989)

- 3.4. Multi-Family, High Density Residential
- 3.4.3. Scale of Development
- 3.5. Policies for Specific Residential Areas
- 3.5.12 – Hyde Park Community Planning Area
- 4.4.1 Main Street Commercial Corridor
- 4.4.1.3. Function
- 4.4.1.1. Planning Objectives
- 4.4.1.2. Urban Design Objectives
- 4.4.1.4. Permitted Uses
- 4.4.1.7. Scale of Development
- 4.4.1.9. Urban Design
- 4.4.1.13.4. Hyde Park Specific Policy
- 4.5 Planning Impact Analysis
- 11 – Urban Design Principles
- 11.1.1 iii), iv), v), vi), xi), xiii), xvii), xviii)
- 13. Properties of Cultural Heritage Value or Interest
- 13.1. Objectives
- 13.2.3. Alteration, Removal or Demolition
- 19.4.4. Bonus Zoning

Hyde Park Community and Urban Design Guidelines

- 2.0 – Urban Form
- 4.0 – Building Design
- 6.0 – Hyde Park Hamlet

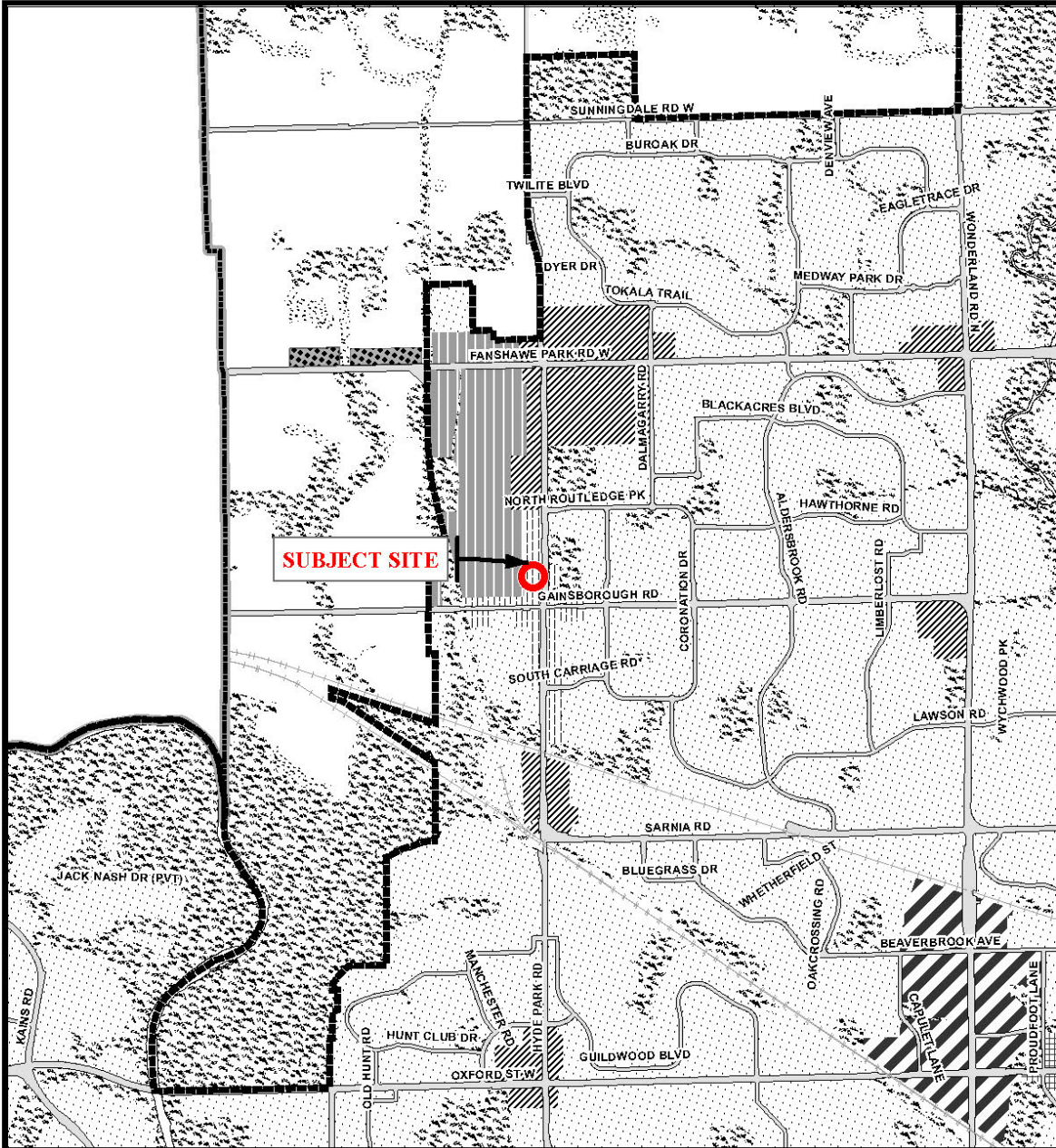
4.5 Planning Impact Analysis	
Criteria	Response
Compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;	The proposed land use is a contemplated use in the Official Plan and is compatible with surrounding existing and proposed development within the Hyde Park Village.
The size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed uses;	The site concept achieves an intensity that allows for other on-site functions such as visitor and accessible parking, emergency services and open space.
The supply of vacant land in the area which is already designated and/or zoned for the proposed use;	Lands south of the proposed development are zoned for the proposed use. The current proposal represents the

	<p>anticipated north half of a continuous apartment complex between Gainsborough Road and North Routledge Park.</p>
<p>The potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City Streets, pedestrian and vehicular safety, and on surrounding properties;</p>	<p>The Transportation Division has expressed no concerns about the impacts of the additional traffic generated by this use. More detailed traffic comments will be provided at the site plan stage.</p>
<p>The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;</p>	<p>The proposed 8-storey mixed-use apartment building is located close to both Hyde Park Road and North Routledge Park, compliant with the Urban Design goals of both the 1989 Official Plan and The London Plan. Located between lands already planned for future mid-rise buildings to the south and north, this proposal is of an appropriate height. There are no anticipated negative impacts of building height, location or spacing on surrounding industrial and commercial land uses.</p>
<p>The location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;</p>	<p>Transportation Planning and Design was circulated on the planning application and development proposal and is satisfied that driveway location and design can be addressed at the site plan approval stage, in association with an updated Transportation Impact Assessment. The viability of on-street parking proposed on Hyde Park Road will be further considered during site plan approval.</p>
<p>The exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area and its conformity with the City's commercial urban design guidelines;</p>	<p>The applicant is commended for incorporating the following into the design; an 'L'-shaped mixed-use building that is generally in-keeping with the vision of the current Official Plan as well as the London Plan by providing for continuous street walls along the Hyde Park Road and North Routledge Park frontages, a 7-storey massing along Hyde Park Road that includes a step-back above the second storey and 8-story massing along North Routledge Park; Providing for appropriate scale/ rhythm/ materials/ fenestration; Incorporating all of parking in the rear yard, away from the adjacent street frontages; providing ground floor commercial space with transparent glazing and principal entrances facing the Hyde Park Road creating an active edge; and providing ground floor residential units with individual entrances and patio spaces along the North Routledge Park frontage.</p>

	<p>Urban design staff are in support of the approach presented in the application to move the heritage building. Moving the building will allow for a more appropriate transition to occur between the heritage structure and the proposed building.</p>
<p>The potential impact of the development on surrounding natural features and heritage resources;</p>	<p>An appropriate arrangement to maintain the distinctiveness of the existing heritage structure from the proposed new building includes slightly relocating the existing heritage structure, providing a glass link between the existing and new buildings along North Routledge Park, and a courtyard to the south the heritage structure. The proposed massing, which includes a significant step-back along Hyde Park Road above the 2nd storey, and another step-back above the 7th storey also reduce the impact of building massing around the heritage structure.</p> <p>No natural heritage features are present that will be affected by the proposed development.</p>
<p>Constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;</p>	<p>There are no environmental constraints.</p>
<p>Compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law;</p>	<p>The requested amendment is consistent with the in-force policies of the Official Plan. The requirements of the Site Plan Control By-law have been considered through the design of the site to ensure functionality, including provision of amenity space, drive aisle widths, sidewalk widths, garbage storage, and long-term bicycle storage can be achieved through the site plan approval process.</p>
<p>Compliance with the Ministry of the Environment noise guidelines;</p>	<p>A noise study will be required at the site plan stage to ensure appropriate measures are put in place to mitigate road noise from Hyde Park Road.</p>
<p>Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis;</p>	<p>Landscaping and building massing treatments are expected to mitigate minor adverse impacts on the surrounding land uses.</p>
<p>Impacts of the proposed change on the transportation system, including transit</p>	<p>The residential intensification of the subject lands will provide a more transit-supportive form of development.</p>

Appendix D – Relevant Background

The London Plan



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

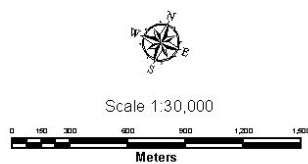
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
Planning Services /
Development Services

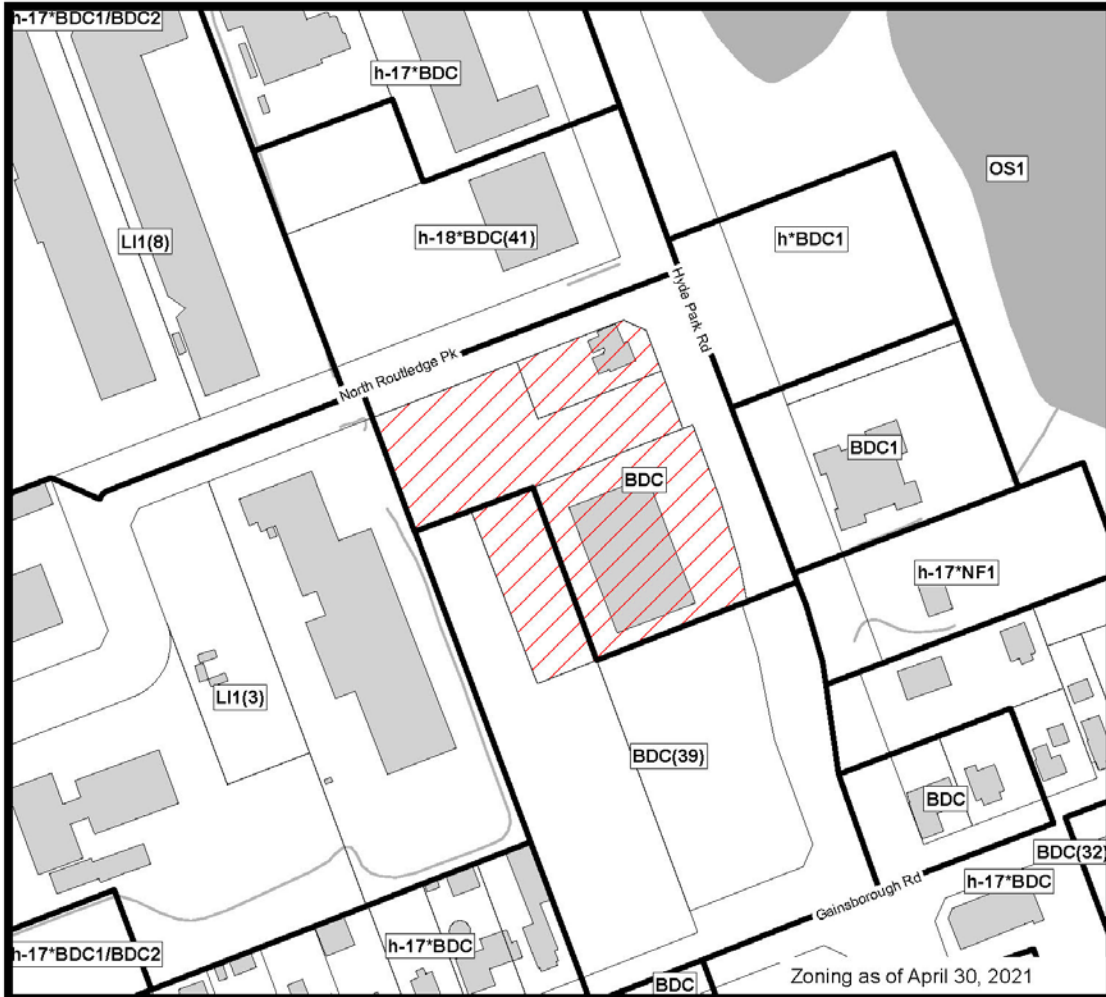
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning Services



File Number: Z-9301
Planner: BD
Technician: RC
Date: May 11, 2021

Zoning By-law Z.-1 – Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| DA - DOWNTOWN AREA | LI - LIGHT INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | GI - GENERAL INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| NSA - NEIGHBOURHOOD SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | UR - URBAN RESERVE |
| AC - ARTERIAL COMMERCIAL | |
| HS - HIGHWAY SERVICE COMMERCIAL | AG - AGRICULTURAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| SS - AUTOMOBILE SERVICE STATION | TGS - TEMPORARY GARDEN SUITE |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | RT - RAIL TRANSPORTATION |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

ZONING BY-LAW NO. Z.-1 SCHEDULE A



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

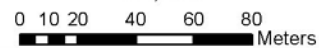
FILE NO:

Z-9301 BD

MAP PREPARED:

2021/05/11 RC

1:2,000



Appendix E – Applicant’s Reply to UDPRP Comments

Comment:
The Panel has concerns about the size and scale of the tower components of the project based on the surrounding density and existing context of the area.
Applicant Response:
Similarly to the previous application at 1600/1622 Hyde Park Road and 1069 Gainsborough Road, the height of the building is 7/8 storeys in height and has been determined to be appropriate for the subject lands. Elevations and renderings have been provided to illustrate the height and terracing of the building. The 7/8-storey height continues to appropriately reflect the planned vision of the Main Street Commercial Corridor and enhance the character of Hyde Park Village. The 7/8-storey height is significantly lower than the existing 14-storey apartment building at 1030 Coronation Drive, the existing 12-storey apartment building at 300 South Carriage Road (both approximately 450m southeast), and the recently approved 12-storey apartment building at 1018 Gainsborough Road.
Comment:
Consideration should be given to explore removing units from the towers and placing them above the Hyde Park Road commercial units. This would assist in creating a true mixed use experience and help to activate the streetscape.
Applicant Response:
Acknowledged. We have explored this option and have provided residential units above the retail units along Hyde Park Road. The residential component steps-back from the retail component, allowing the human-scale retail elements stand-out along the street. Together, this creates a true mixed use experience and helps activate the streetscape.
Comment:
The current design, with main entrances off the interior roadway of the site plan appear unresolved. Further refinement of this aspect of the project should be considered.
Applicant Response:
The main entrances off the interior roadway have been enhanced with the use of landscaping and clearly defined pedestrian pathways. The configuration and location of the drive aisle, and parking area, have provided for a larger, functional entrance to the building. These enhancements are illustrated on the Site Plan.
Comment:
The Panel expressed concern over the lack of designated amenity/outdoor space for those who would reside in this development. Consideration for vegetated rooftop patios should be given to help with this item.
Applicant Response:
The building now includes a vegetated rooftop terrace for the common enjoyment of residents. This is additional to the common outdoor amenity space provided at-grade, to the rear of the building. These new rooftop terraces are illustrated on the Site Plan.
Comment:
The pedestrian experience along Hyde Park Road appears to have a high level of detail and thought. However, the experience along Gainsborough seems to be lost due to the hard transition in programming at the corner of Hyde Park Road. Consideration should be given to add additional commercial programming at the ground level as opposed to residential to continue the successful look and feel of the Hyde Park Road elevation.

Applicant Response:

This comment is not applicable to this application as the lands do not have frontage along Gainsborough Road.

Comment:

The Panel commends the applicant for retention and integration of the existing heritage building at the corner of Hyde Park Road and North Routledge Park. However, the Panel did note that a lighter (or more tenuous) connection may assist with blending the old and new construction.

Applicant Response:

An appropriate mix of materials has been proposed, consistent with the recommendations in the submitted Heritage Impact Assessment, Building Condition Assessment, and Conservation plan. The new and old is appropriately connected and the heritage structure remains to be a prominent feature at the intersection.