

# 1503 HYDE PARK ROAD

## PROJECT SUMMARY

[www.siv-ik.ca/1503hp](http://www.siv-ik.ca/1503hp)

**Developer:** 2575707 Ontario Corp. c/o Business Network Associates



## Concept At-A-Glance

### USE

**130**

RESIDENTIAL UNITS

**782m<sup>2</sup>**

COMMERCIAL SPACE

### PARKING

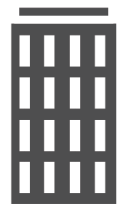
**164**

VEHICLE SPACES  
(41 UNDERGROUND SPACES  
AND 123 SURFACE SPACES)

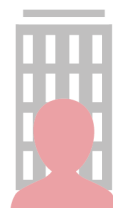
**98**

SECURE BICYCLE  
PARKING SPACES

### HEIGHT & DENSITY



**8**  
STOREYS  
(27.5m)



**147.8**  
UNITS PER  
HECTARE

### DESIGN FEATURES

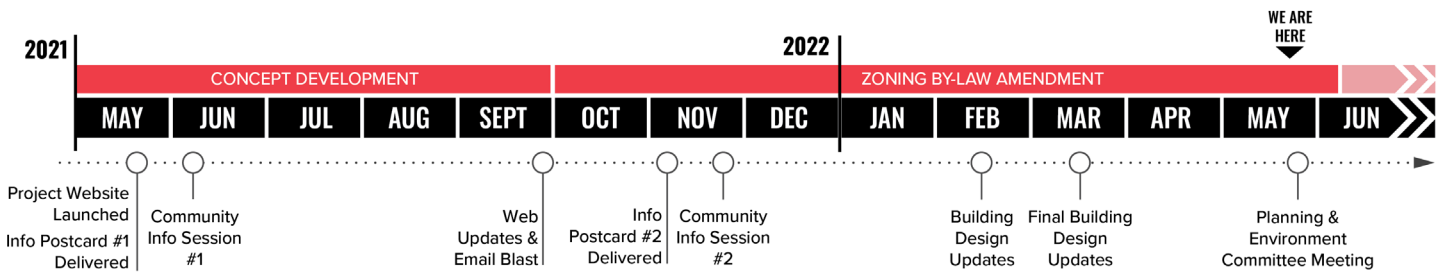


PRESCRIBED  
STEPBACKS AT  
**THIRD** AND  
**SEVENTH**  
STOREYS



**ENHANCED**  
MAIN STREET  
STREETSCAPING

# Timeline



## Community Engagement by the Numbers



**94**  
POSTCARDS SENT TO HOUSEHOLDS (X2)



**318**  
UNIQUE WEBPAGE VIEWS



**2**  
VIRTUAL INFORMATION SESSIONS HELD



## Key Themes Heard and Our Response

### Height

- The height, shape and location of the building have been designed to minimize shadow impacts.
- Pursuing an 8-storey development which is lower than what the 1989 Official Plan policies would allow for at this location.
- Significant building step-backs have been incorporated to provide visual relief to the building height from Hyde Park Road.

### Architectural Design

- The building has been designed in accordance with Hyde Park Community Urban Design Guidelines.
- The street-facing facade includes high quality brick and stone and generous sized windows.
- Balconies along the street create recesses and projections to break up the look of the massing.

### Parking

- Parking study was completed to determine appropriate parking supply.
- Proposed proposed parking ratio is in keeping with recently approved mixed use development in the Hyde Park area.

### Support for Retail

- Commercial units are included on the ground floor which will include a mix of small retail, personal service and restaurant uses.

### Contact Us

[www.siv-ik.ca](http://www.siv-ik.ca) | [info@siv-ik.ca](mailto:info@siv-ik.ca)