



London
CANADA

1407-1427 Hyde Park Road



OZ-9438/York Developments

Planning and Environment Committee –
September 12, 2022

Location



- located at the southeast corner of Hyde Park Road and South Carriage Road
- 1.4 hectares in size
- Current Use: Vacant
- Surrounding uses:
 - North: retail/service commercial and residential
 - East: Low Density Residential
 - South: Single detached dwelling and commercial
 - West: Vacant



Current Policy and Regulation Framework

- Main Street Commercial Corridor (1989 Official Plan)
- Business District (Hyde Park Community Plan)
- Holding Business District Commercial Special Provision (h.BDC2(4) and BDC2(3)) Zones (Zoning By-law Z-1)
- Main Street Place Type (London Plan)
- Since the approval of the Hyde Park Community Plan by Council in the late 1990's, the policy approach to this area with regard to form has been consistent; street-orientated development, more than one storey in height and rear yard parking.

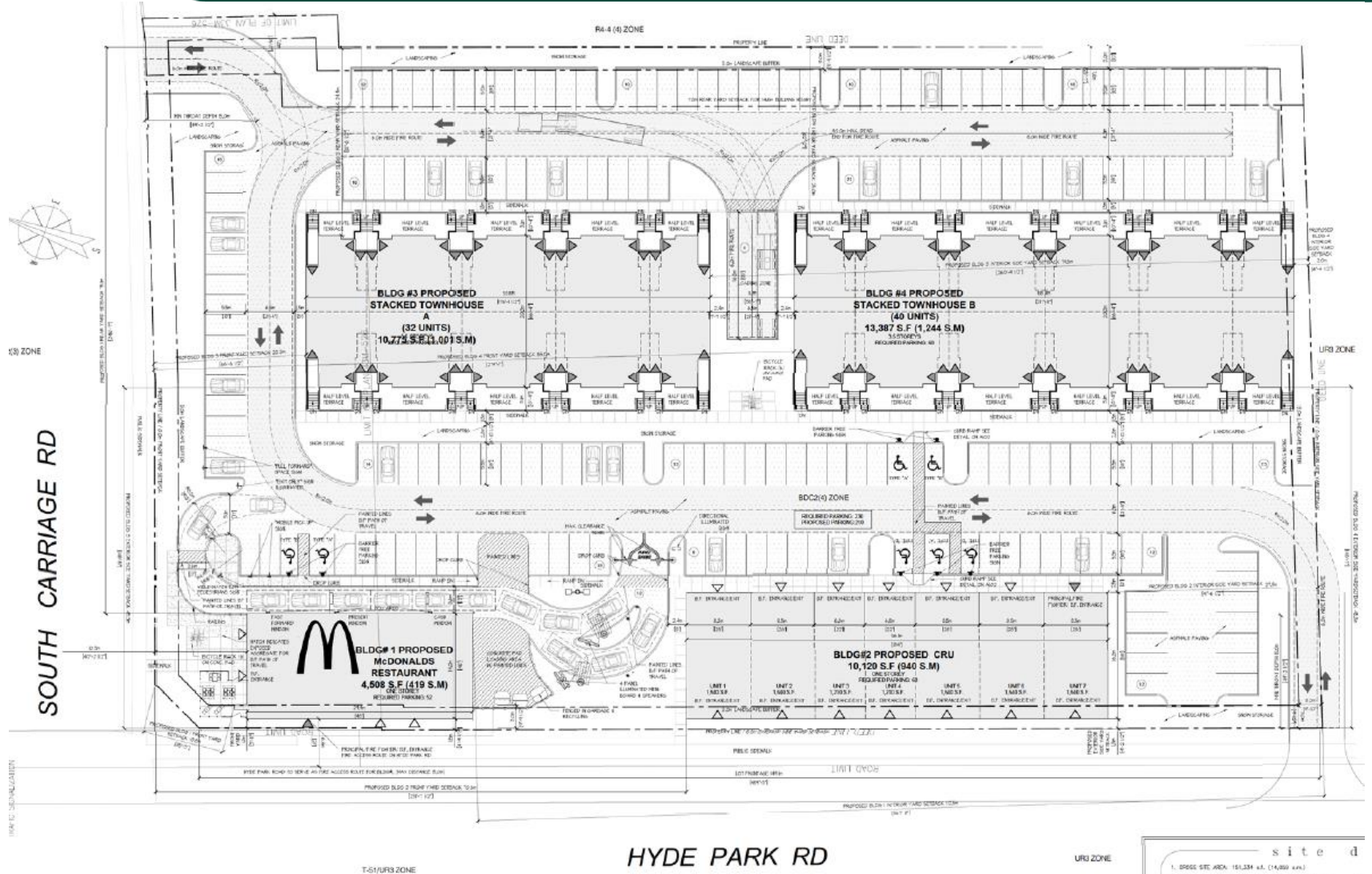


Requested Amendments

- Specific Area Policy to Main Street Place Type in London Plan to allow a one storey building (minimum 2 storeys required)
- Zoning By-law amendment to;
 - Permit stacked townhouses;
 - Maintain the existing special provision exempting the site from the maximum 3.0 m front yard setback;
 - Permit a maximum density of 65 units per hectare;
 - Permit a maximum height of 14.5 m in place of 12 m;
 - Permit a drive-through facility;
 - Reduce the required parking from 222 to 202 spaces; and,
 - Allow front yard parking.



Proposed Site Plan



HYDE PARK RD

site d	
1. GROSS SITE AREA:	151,334 sq. ft. (14,200 sq.m.)
2. BUILDING AREA:	37,746 sq. ft. (3,494 sq.m.)
3. TOTAL SITE AREA:	113,588 sq. ft. (10,506 sq.m.)
4. GROSS AREA:	113,588 sq. ft. (10,506 sq.m.)

T-S/URS ZONE

URS ZONE



Proposed Building Elevations





Public/Department/Agency Comments

- Public- increased traffic and reduction in pedestrian safety especially due to the drive-through, need for another restaurant, impact on climate change.
- City Department – Site Plan, Urban Design and Urban Design Peer Review Panel all had concerns about the design of the proposal.
- UTRCA – presence of a municipal drain through the site and the proposal to enclose it.



Rationale for Recommendation

- **Recommendation to refuse all of the requested amendments.**
- **Rationale**
 - Not consistent with 2020 Provincial Policy Statement because of the form of development, is an underutilization of site and may create safety concerns for pedestrians and residents;
 - Not in conformity with Main Street Place Type in The London Plan with regard to intensity and form;
 - Form of development not consistent with Main Street Commercial policies in the 1989 Official Plan and the Business District policies in the Hyde Park Community Plan; and,
 - Proposed site layout and functioning, how the uses are mixed and lack of amenity space for residential.