



London  
CANADA

# 1407-1427 Hyde Park Road



OZ-9438/York Developments  
Planning and Environment Committee –  
March 27, 2023

# Location (Slide 1)



- 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 (Slide 2)

- 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 (Slide 3)

- 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;
  - Allow front yard parking.

# Proposed Site Plan- 2nd Submission (Slide 4)



# Proposed Building Elevations- 2<sup>nd</sup> Submission (Slide 5)





# Major Public/Department/Agency Comments (Slide 6)

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



# Rationale for Recommendation (Slide 7)

- **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.
  - A tall, one storey commercial building does not meet the intent of previous and current policies.