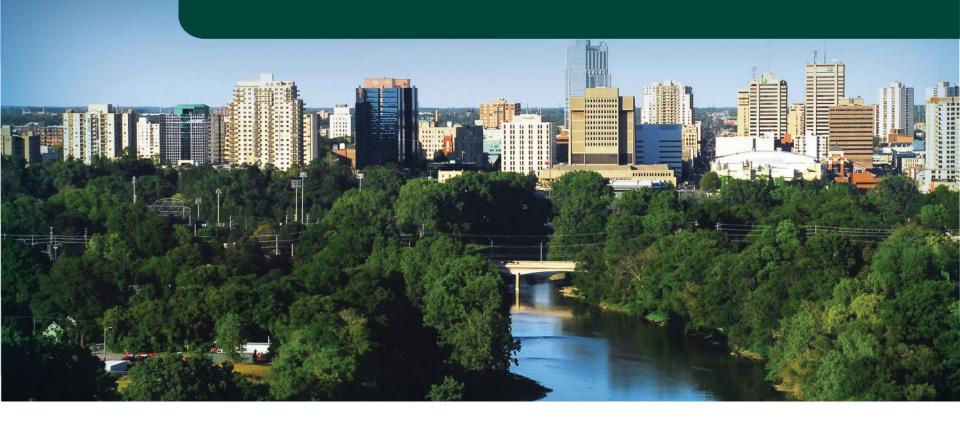


1407-1427 Hyde Park Road



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-2nd Submission (Slide 5)







Major Public/Department/Agency Comments (Slide 6)

- Public- increased traffic and reduction in pedestrian safety especially due to the drivethrough and mix of residential and commercial, need for another restaurant, impact on climate change. (drive-though has been removed)
- <u>City Department</u> Site Plan, Urban Design and Urban Design Peer Review Panel all had concerns about the design of the two proposals.
- <u>UTRCA</u> 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.