



London
CANADA

Hamilton Road Corridor Planning Study – Meeting Summary Community Information Meeting #1 – May 1, 2019

Meeting Overview

On Wednesday, May 1, 2019, City Planning staff hosted a Community Information Meeting at the London Public Library – Crouch Branch, 550 Hamilton Road, between 6:30p.m.-8:30 p.m. The purpose of the meeting was to introduce the Hamilton Road Corridor Planning Study to the community, provide information on timelines and process, existing conditions in the area, and the topics that would be considered in the study. The meeting consisted of a presentation by Staff followed by a question and answer period. After the question and answer period, meeting attendees could participate in breakout tables led by City Staff or review panels seeking input on the study in an open house format.

This was the first Community Information Meeting for the Study. Approximately 65 people participated in the meeting. A second Community Information Meeting will be held in the September and engagement activities will continue throughout the Spring, Summer, and Fall.

Meeting materials presented at the Community Information Meeting including the boards and presentation are available for review on the study website:

www.getinvolved.london.ca/hamiltonroad

Meeting Background

The Hamilton Road Corridor Planning Study is intended to implement four of the recommendations from the Hamilton Road Community Improvement Plan. The Hamilton Road Community Improvement Plan (CIP) was adopted by Municipal Council in March, 2018 following an extensive community consultation process, and provides a roadmap for guiding redevelopment and improvements in the Hamilton Road area. The Hamilton Road Corridor Planning Study is looking to implement the following four recommendations from the Hamilton Road CIP:

- Lowering parking requirements
- Reducing building setbacks
- Allowing more uses
- Making it easier to join/combine properties into larger parcels

These recommendations will be implemented through Official Plan and Zoning By-law Amendments.

Summary of Feedback

The following provides a summary of the feedback received at the meeting:

Lowering parking requirements:

While participants were generally supportive of the idea to reduce parking requirements to make it easier for new businesses and development to move into the Hamilton Road Corridor, there was a concern about where cars travelling to the area will park as in certain areas it was identified as being difficult to find parking during certain periods of time. Participants expressed a desire for a new municipal parking lot(s) in the area and provided suggestions of possible locations. Participants generally also expressed a preference for parking to be located to the rear of buildings rather than in front of buildings.

Reducing building setbacks:

The participants were generally supportive of efforts to make it easier for people to redevelop their properties, including reducing building setbacks, however some did express a preference for greater building setbacks and wider right-of-ways to allow space for programming in front of stores and to provide bike lanes.

Allowing more uses:

Participants expressed a desire to see more businesses move into the Hamilton Road Corridor, with preferred uses including artisanal uses, retail uses, banks, restaurants, coffee shops, salons, barber shops, pubs, and grocery stores. The desire for a community centre was also identified. One participant spoke of his desire to relocate a machine shop to the Hamilton Road Corridor.

Making it easier to join/combine properties into larger parcels:

Participants were generally supportive of this direction, as it could encourage redevelopment in certain locations.

Other:

Many participants had questions about road work and various other infrastructure upgrades occurring on Hamilton Road. These matters are outside of the scope of the study, however Staff identified that interested individuals could request to be put in contact with the City divisions responsible for those infrastructure upgrades to find out more.

Participants also identified the need to the City to better advertise the accessory suites by-law, identifying the need for more affordable housing opportunities in the Hamilton Road community.

Event Promotion

Mail: The meeting notice was mailed out to occupants (business and residential) through a flyer-drop within the area bounded by the CN tracks to the north, Colborne Street to the west, the Thames River to the south, and Hale Street to the east. A total of 7,102 notices were mailed.

Online: The event was promoted through the City of London's official Facebook account and through the study website, www.getinvolved.london.ca/hamiltonroad.

What Happens with the Feedback

The feedback collected will be reviewed and considered by Staff as they begin to draft up the Official Plan and Zoning By-law Amendments to implement the recommendations from the CIP. The feedback will be considered alongside a number of other inputs, including various planning principles, Official Plan policies, Provincial policies, guideline documents, technical comments from agencies and City divisions, additional feedback from community members and other stakeholders, and an analysis the surrounding context, in order to make the planning recommendations.

Next Steps

Staff will use the feedback received at the May 1, 2019 Community Information Meeting to draft the Official Plan and Zoning By-law Amendments to consider implementing the recommendations from the Community Improvement Plan. A Second Community Information Meeting will be held in September, and various other engagement activities will be held throughout the Spring, Summer, and Fall.

For more information on other engagement activities, please see the website: www.getinvolved.london.ca/hamiltonroad, or contact the file planner, Michelle Knieriem (mknieriem@london.ca; 519-661-2489 x4549) to find out more information or to subscribe to updates about the project.