

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: East Village Holdings Limited
376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street
File Number: TZ-9718, Ward 4

Date: April 30, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of East Village Holdings Limited relating to the property located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street:

- (a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property by extending the Temporary Use (T-79) Zone for a temporary period of three (3) years, **BE REFUSED** for the following reasons:
- I. The requested amendment is not consistent with the policies of the Provincial Policy Statement, 2020;
 - II. The requested amendment is not in conformity with the in-force policies of the Old East Village Dundas Street Corridor Secondary Plan, including but not limited to the King Street Character Area policies, Old East Village Core Character Area policies, and General Built Form policies;
 - III. The requested amendment is not in conformity with the in-force policies of The London Plan, including but not limited to the Key Directions; the Urban Corridor Place Type and Rapid Transit Corridor Place Type policies; and the evaluation criteria for Temporary Use By-laws;
 - IV. The request does not implement the action items of the Core Area Community Improvement Plan; and,
 - V. The requested amendment would hinder/delay the long-term redevelopment of the site to a more intense, transit-supportive land use that is consistent with the policies of the Provincial Policy Statement and in conformity with the policies of the Old East Village Dundas Street Corridor Secondary Plan and The London Plan.

Executive Summary

Summary of Request

Staff are recommending refusal of the request to permit the continuation of the existing temporary residential surface parking lot for an additional three (3) years.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to refuse the request to add a Temporary Zone to permit a surface parking lot for a period not exceeding three (3) years.

Rationale of Recommended Action

1. The requested amendment is not consistent with the policies of the Provincial Policy Statement, 2020;
2. The requested amendment is not in conformity with the in-force policies of the

Old East Village Dundas Street Corridor Secondary Plan, including but not limited to the King Street Character Area policies and General Built Form policies;

3. The requested amendment is not in conformity with the in-force policies of The London Plan, including but not limited to the Key Directions; the Urban Corridor Place Type and Rapid Transit Corridor Place Type policies; and the evaluation criteria for Temporary Use By-laws;
4. The requested amendment does not implement the action items of the Core Area Community Improvement Plan; and,
5. The requested amendment would frustrate the long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and in conformity with the policies of the Old East Village Dundas Street Corridor Secondary Plan and The London Plan.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London’s growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Z-9576 – March 27, 2023: Report to Planning and Environment Committee recommending refusal of an application by East Village Holdings Limited to permit a surface parking lot for a period not exceeding three (3) years. Planning and Environment Committee referred the matter back to Civic Administration, requesting a report and by-law be brought to a future meeting.

Z-9576 – April 11, 2023: At the request of the Planning and Environment Committee at its March 27, 2023, meeting, Civic Administration prepared a report and by-law, which would permit the site to function as a surface parking lot for a temporary period not exceeding one (1) year.

1.2 Planning History

The subject lands were previously developed as low density residential. The former dwellings on the seven individual lots were incrementally demolished between 2009 and 2016 and illegally converted to surface parking to serve the residential apartment buildings at 690, 696, 698, and 700 King Street and 400 Lyle Street. The surrounding area consists of a mix of low- and high-density residential uses, along with some office and commercial uses.

Demolition permits were issued for the former residential buildings on the following dates:

- 390 Hewitt Street: July 11, 2016
- 386 Hewitt Street: April 12, 2016
- 382 Hewitt Street: April 12, 2016
- 380 Hewitt Street: September 17, 2014
- 378 Hewitt Street: July 7, 2014
- 376 Hewitt Street: October 7, 2013
- 748 King Street: July 2, 2009

In 2023, East Village Holdings Limited requested to add a new Temporary (T-) Zone to permit a temporary surface parking lot for a period not exceeding three (3) years. On March 27, 2023, Civic Administration recommended the requested amendment be refused. However, the Planning and Environment Committee referred the matter back to Civic Administration, requesting a report and by-law be brought to a future meeting of the Planning and Environment Committee, through the following resolution:

That, the following actions be taken with respect to the application by East Village Holdings Limited, relating to the properties located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street:

- a) the application BE REFERRED back to the Civic Administration to report back at the next meeting of the Planning and Environment Committee to allow a temporary zone on the subject property for one year; and,*
- b) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P. 13, no further notice BE GIVEN;*

it being noted that the Planning and Environment Committee received the following communications with respect to these matters:

- the staff presentation; and,*
- the applicant's presentation;*

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- B. Blackwell, Stantec Consulting.*

On April 11, 2023, a report was presented to the Planning and Environment Committee where the temporary surface parking lot was approved as an accessory use to the neighbouring high-rise development at 700 King Street, 400 Lyle Street, and 737 Dundas Street for a one (1) year period, on the basis that a building permit application for the proposed adjacent apartment tower be submitted prior to extension of the temporary use. Exact wording is as follows;

“If upon expiration of the Temporary (T-) Zone building permits have not been submitted for the fourth phase of development at 725-737 Dundas St, 389-393 Hewitt St, a portion of 700 King St, and other properties, the owner is advised that no extensions to the Temporary (T-) Zone shall be granted. If building permits have been submitted, an extension of three (3) years may be considered to permit continued use of the parking lot during construction of phase 4.”

On April 25, 2023, the application was approved by Council to permit a Temporary Zone (T-79) for a period of one year (By-law Z.1.233099). This approved temporary zone permits an accessory parking lot, with design relief through special provisions, requirement for Site Plan Approval to be complete and extension contingent on a related building permit submission.

On March 22, 2024, a building permit application was submitted for the 24-storey mixed use apartment tower at 395 Hewitt Street.

1.3 Property Description and Location

The subject lands are located in the East London Planning District on the northeast corner of Hewitt and King Street. The lands consist of seven properties, six of which front on Hewitt Street and one corner lot fronting on both Hewitt and King Street. The lands are currently developed as a temporary surface parking lot serving the high-density residential apartment building at 700 King Street. The surrounding area consists of a mix of low- and high-density residential uses, along with some office and commercial uses.

Site Statistics:

- Current Land Use: Temporary surface residential parking lot
- Frontage: 12.3 metres (along King Street), 80.5 metres (along Hewitt Street)
- Depth: 29.7 metres (97.4 feet)
- Area: 0.2 hectares (0.49 acres)
- Shape: Irregular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

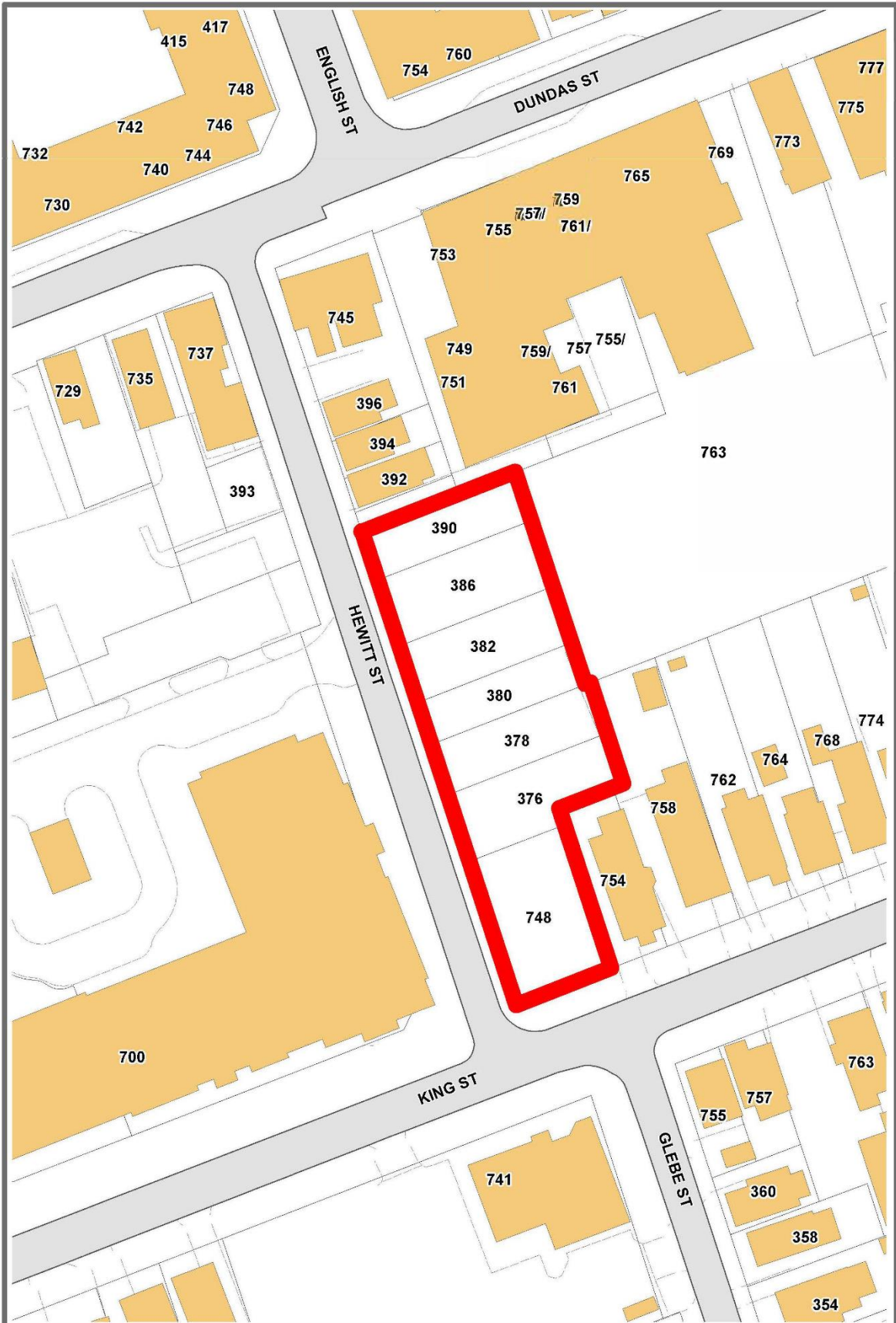
Surrounding Land Uses:

- North: Residential
- East: Residential, tavern/public house
- South: Office building, residential
- West: Residential

Existing Planning Information:

- The London Plan Place Type: Rapid Transit Corridor (376-382 Hewitt Street and 748 King Street), Urban Corridor (386 and 390 Hewitt Street)
- Existing Zoning: Residential R8 Temporary Use (R8-4/T-79) Zone (376-382 Hewitt Street and 748 King Street), Business District Commercial Special Provision Temporary Use (BDC(2)/T-79) Zone (386 and 390 Hewitt Street)

Additional site information and context is provided in Appendix A.



LOCATION MAP

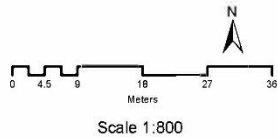
Address: 376-390 Hewitt Street and 748 King Street

File Number: TZ-9718

Planner: Chloe Carnanec

Date: 2024/3/18

Corporation of the City of London
Prepared By: Planning and Development



Legend

- Buildings
- Assessment Parcels
- Driveways/Parking Lots
- Draft Approved Subdivisions

Figure 1- Aerial Photo of 376-390 Hewitt Street & 748 King Street and surrounding lands.



Figure 2 – 376-390 Hewitt Street & 748 King Street – north easterly view from Hewitt Street.

2.0 Discussion and Considerations

2.1 Proposal

The applicant is not proposing any new development as part of this amendment. The request is to permit the continuation of the existing residential surface parking lot for an additional three (3) years.

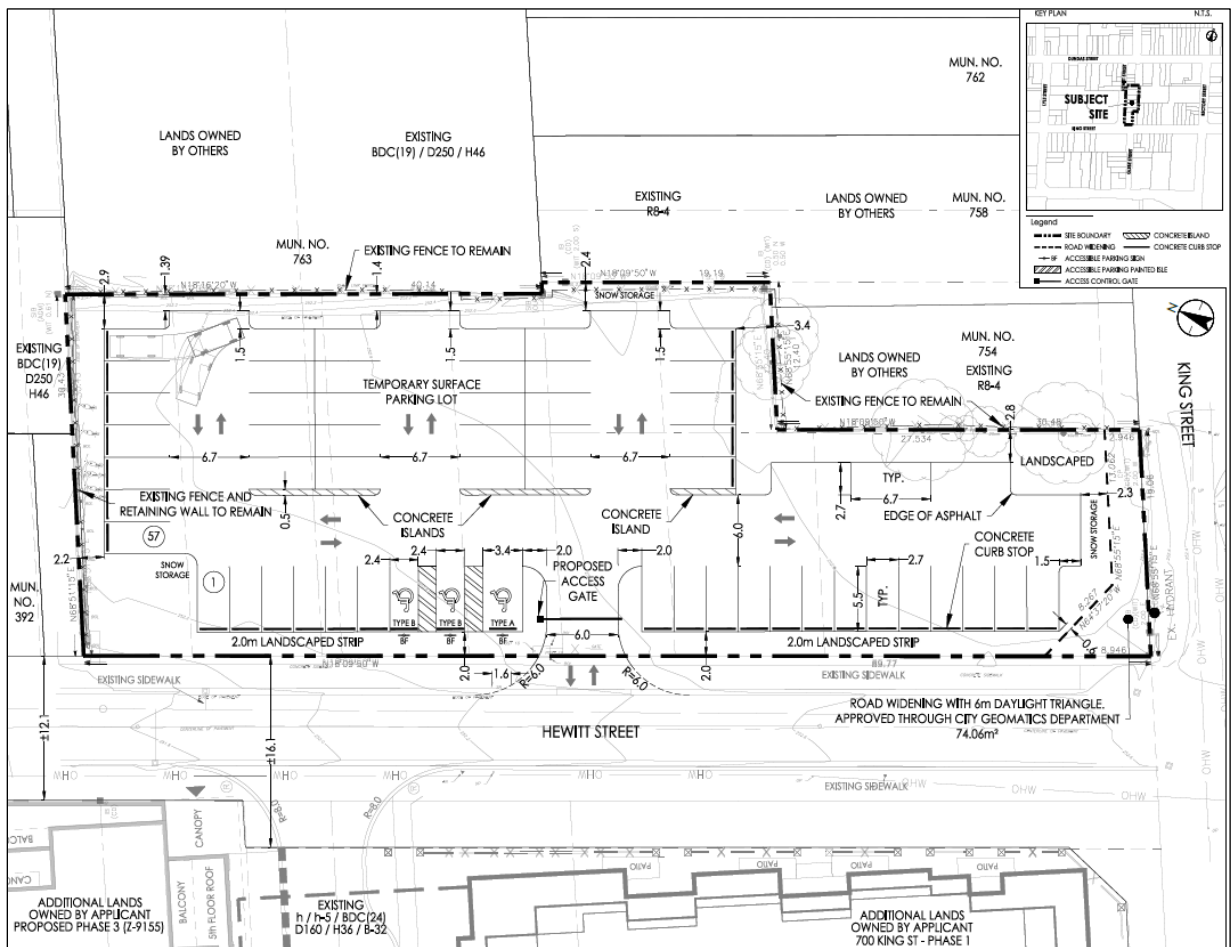


Figure 3 - Conceptual Site Plan (Received March 2024)

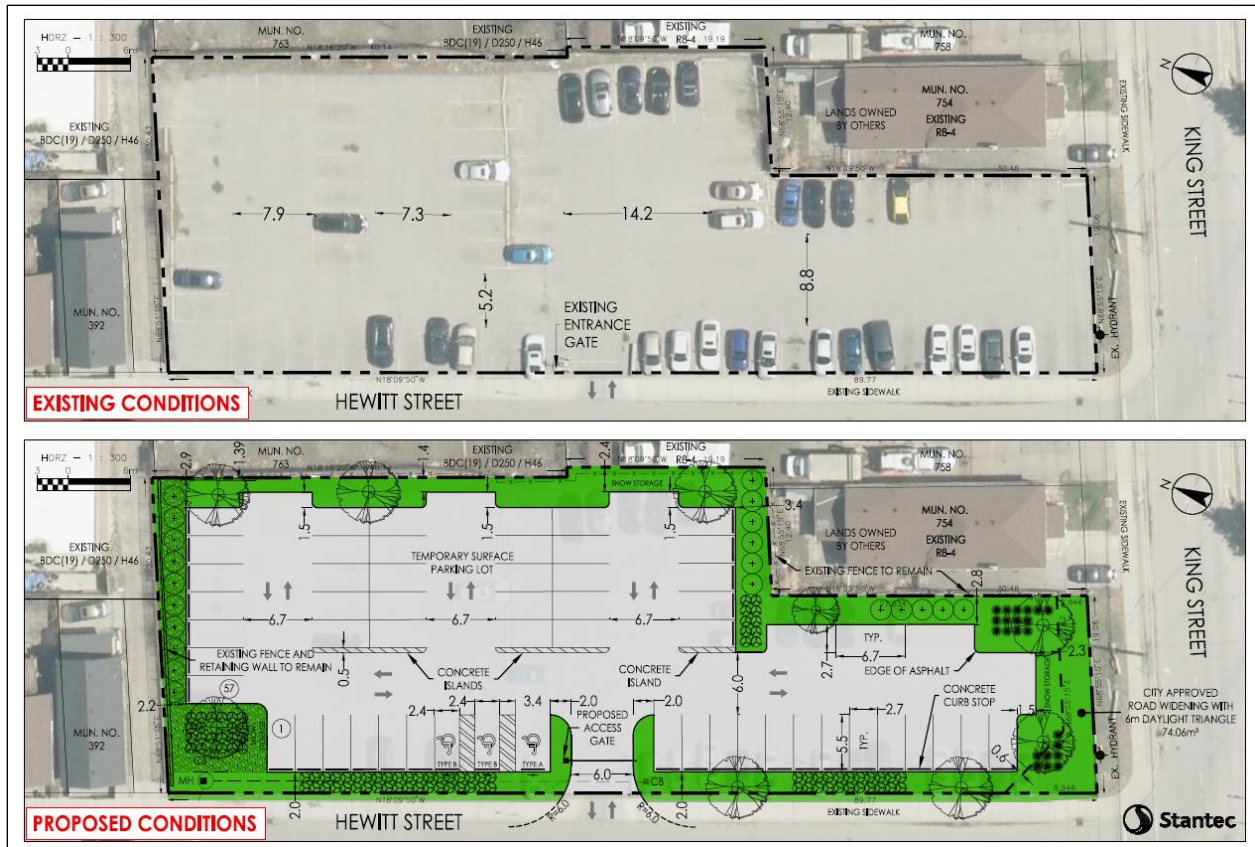


Figure 4 – Existing vs. Proposed Site Conditions (Received March 2024).

2.2 Requested Amendment(s)

The applicant is requesting a continuation of the temporary use provisions of the existing Business District Commercial Temporary Use (BDC(2)/T-79) and Residential Temporary Use (R8-4/T-79) Zone to EXTEND the temporary residential parking lot for an additional three (3) years. The existing range of permitted uses would continue to apply to the site, including the following special provisions to the Temporary Zone:

- Parking Area Setback: 2.0 metres from the ultimate road allowance
- Parking Area Setback: 1.0 metres from interior lot lines
- Parking Area Setback: 0.4 metres from the sight triangle

2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Detailed internal and agency comments are included in Appendix B of this report.

2.4 Public Engagement

On March 5, 2024, Notice of Application was sent to 74 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 14, 2024. A “Planning Application” sign was also placed on the site.

There were no responses received during the public consultation period.

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for Temporary Uses, where in enacting a temporary use by-law, City Council will have regard for the following matters (TLP 1672_ 1-9):

1. Compatibility of the proposed use with surrounding land uses.
2. Any requirement for temporary buildings or structures in association with the proposed use.
3. Any requirement for temporary connection to municipal services and utilities.
4. The potential impact of the proposed use on mobility facilities and traffic in the immediate area.
5. Access requirements for the proposed use.
6. Parking required for the proposed use, and the ability to provide adequate parking on-site.
7. The potential long-term use of the temporary use.
8. In the case of temporary commercial surface parking lots in the Downtown, the impact on the pedestrian environment in the Downtown.
9. The degree to which the temporary use may be frustrating the viability of the intended long-term use of the lands.

Staff are of the opinion that not all the above criteria have been satisfied. An analysis of the deficiencies is addressed in Section 4.0 of the appended report (Appendix D).

Old East Village Dundas Street Corridor Secondary Plan

King Street Character Area

Five of the seven subject properties (379-382 Hewitt Street, and 748 King Street) are located in the King Street Character Area of the Old East Village Dundas Street Corridor Secondary Plan. The King Street Character Area applies area-specific policies to the lands of the Old East Village and surrounding area, applying a planning vision which aims to respect and reinvest in the local cultural heritage resources, provide a variety of retail and commercial uses, promote a safe and welcoming environment for pedestrians and cyclists, as well as establishing safe connection to the local transit systems and surface parking lots. The King Street Character Area focuses on the lands between King Street and Dundas Street. Policies of the Character Area, such as 3.3.2 e), address parking lots and recommend landscaping within and along the edges of parking lots.

General policy for the King Street Character Area mentions specifically that “*along King Street, there are a number of large surface parking lots offering excellent opportunities for transit-oriented intensification. The area between Dundas Street and King Street is characterized by deep lots which offer good high-rise development opportunities.*” The subject lands are captured under this category of large surface parking lots and deep lots that offer excellent opportunity for long-term and permanent development.

Policy 3.3.2. c) delves further into this, stating that the King Street Character Area is “planned to accommodate rapid transit service and high-rise development”. While the current zoning permits up to 13 metres in height, up to high-rise forms are permitted on the site, and more intense development would more accurately reflect the vision of the Old East Village Dundas Street Corridor Secondary Plan than a surface parking lot.

Old East Village Core Character Area

Two of the seven subject properties (386, 390 Hewitt Street) are located in the Old East Village Core Character Area of the Old East Village Dundas Street Corridor Secondary Plan. The Old East Village Core Character Area applies area-specific policies to lands along Dundas Street, between Adelaide Street and Ontario Street. New development within the Old East Village Core Area should be harmonious with the existing character, rhythm, and massing of the current built form.

Policy 3.3.2. i) provides; “The Old East Village Core and Old East Village Market Block character areas have an existing relatively consistent built form which establishes a continuous street wall. The placement of buildings within these character areas should support this continuous street wall, and exceptions for small plazas, courtyards or patio spaces should be designed to carefully integrate into this established streetscape.”

Staff are of the opinion that the temporary surface parking lot does not meet the intent and purpose of the Old East Village Dundas Street Corridor Secondary Plan. Staff have reviewed the overall policy context, in addition to Section 4.0 of the previous report – Z-9576, March 27, 2023. Staff are in agreement with the previous analysis provided, particularly that the subject lands are characterized as a deep lot that offer excellent opportunity for long-term and permanent development, and the proposed surface parking lot would hinder opportunities for redevelopment in line with the vision of the Secondary plan.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Recommendation

Staff acknowledges that a building permit was submitted on March 22, 2024. The permit was identified by Council as a requirement of the applicant, in order for an extension to the Temporary Zone to be considered. The applicant has also undertaken the Site Plan Approval Process for temporary parking lot and is nearing completion of that process.

The above submissions being noted, there has been no change in Planning Policy since the previous application for a temporary parking lot was submitted in 2023 and no mechanism to compel the property owner to progress through the building permit review process to construction within the 3-year timeframe. Staff’s planning justification and recommendation has not changed based on the direction provided by Council in their original decision on April 25, 2023. Staff still have concerns with the surface parking lot, as the use is not consistent with the policies in The London Plan and the Old East Village Dundas Street Corridor Secondary Plan.

The same planning rationale used in Staff’s original report is still relevant and can be used to justify Staff’s recommendation for refusal of the final proposal. Particularly, the extension of the Temporary Zone would discourage long-term redevelopment of the site with a transit-supportive, and staff still have concerns that the requested extension and proposed site concept plan have little regard for the pedestrian environment. Further, Action Item 10 of The Core Area Community Improvement Plan (CIP) aims to “Discourage the perpetual extension of temporary surface parking lots”. The March 27, 2023, planning report with detailed planning rationale can be read in full and has been included as Appendix D to this report.

Conclusion

The requested amendment is not consistent with the Provincial Policy Statement, 2020 and does not conform to the in-force policies of the Old East Village Dundas Street Corridor Secondary Plan, including but not limited to the King Street Character Area policies and the General Built Form policies. The requested amendment is not in

conformity with the in-force policies of The London Plan, including but not limited to the Key Directions; the Urban Corridor Place Type and Rapid Transit Corridor Place Type policies; and the evaluation criteria for Temporary Use By-laws, and does not implement the action items of the Core Area Community Improvement Plan. Lastly, the requested amendment would hinder/delay the long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and in conformity with the policies of the Old East Village Dundas Street Corridor Secondary Plan and The London Plan.

Prepared by: **Chloe Cernanec**
Planner, Planning Implementation

Reviewed by: **Mike Corby, MCIP, RPP**
Manager, Planning Implementation

Recommended by: **Heather McNeely, MCIP, RPP**
Director, Planning and Development

Submitted by: **Scott Mathers, MPA, P.Eng.**
**Deputy City Manager, Planning and Economic
Development**

Appendix A - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Temporary surface residential parking lot
Frontage	12.3m (along King Street), 80.5m (376-390 Hewitt Street and 748 King Street)
Depth	29.7 metres (97.4 feet)
Area	0.2 hectares (0.49 acres)
Shape	Irregular
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Residential
East	Residential, tavern/public house
South	Office building, residential
West	Residential

Proximity to Nearest Amenities

Major Intersection	King Street & Adelaide Street North, 430 metres
Dedicated cycling infrastructure	Dundas Street, 81 metres
London Transit stop	Dundas Street, 81 metres
Public open space	Lorne Avenue Park, 500 metres
Commercial area/use	110 metres (immediately adjacent)

B. Planning Information and Request

Current Planning Information

Current Place Type	Rapid Transit Corridors (376-382 Hewitt Street and 748 King Street), Urban Corridors (386 and 390 Hewitt Street), at the intersection of a Rapid Transit Boulevard (King Street) & a Neighbourhood Street (Hewitt Street)
Current Special Policies	N/A
Current Zoning	Residential R8 Temporary Use (R8-4/T-79) Zone (376-382 Hewitt Street and 748 King Street), Business District Commercial Special Provision Temporary Use (BDC(2)/T-79) Zone (386 and 390 Hewitt Street)

Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	N/A
Requested Zoning	Continuation of Residential R8 Temporary Use (R8-4/T-79) Zone (376-382 Hewitt Street and 748 King Street), Business District Commercial Special Provision Temporary Use (BDC(2)/T-79) Zone (386 and 390 Hewitt Street)

Appendix B – Internal and Agency Comments

UTRCA – Received March 11, 2024

- Please be advised that application TZ-9718 - 376 to 390 Hewitt Street and 748 King Street is unregulated and as such, the UTRCA has no objections and/or Section 28 Permit Requirements.

Parks Planning – Received March 12, 2024

- Parkland dedication not required for temporary use. Parkland dedication will be required in the future at the time when the permanent conforming use is developed.

London Hydro – Received March 14, 2024

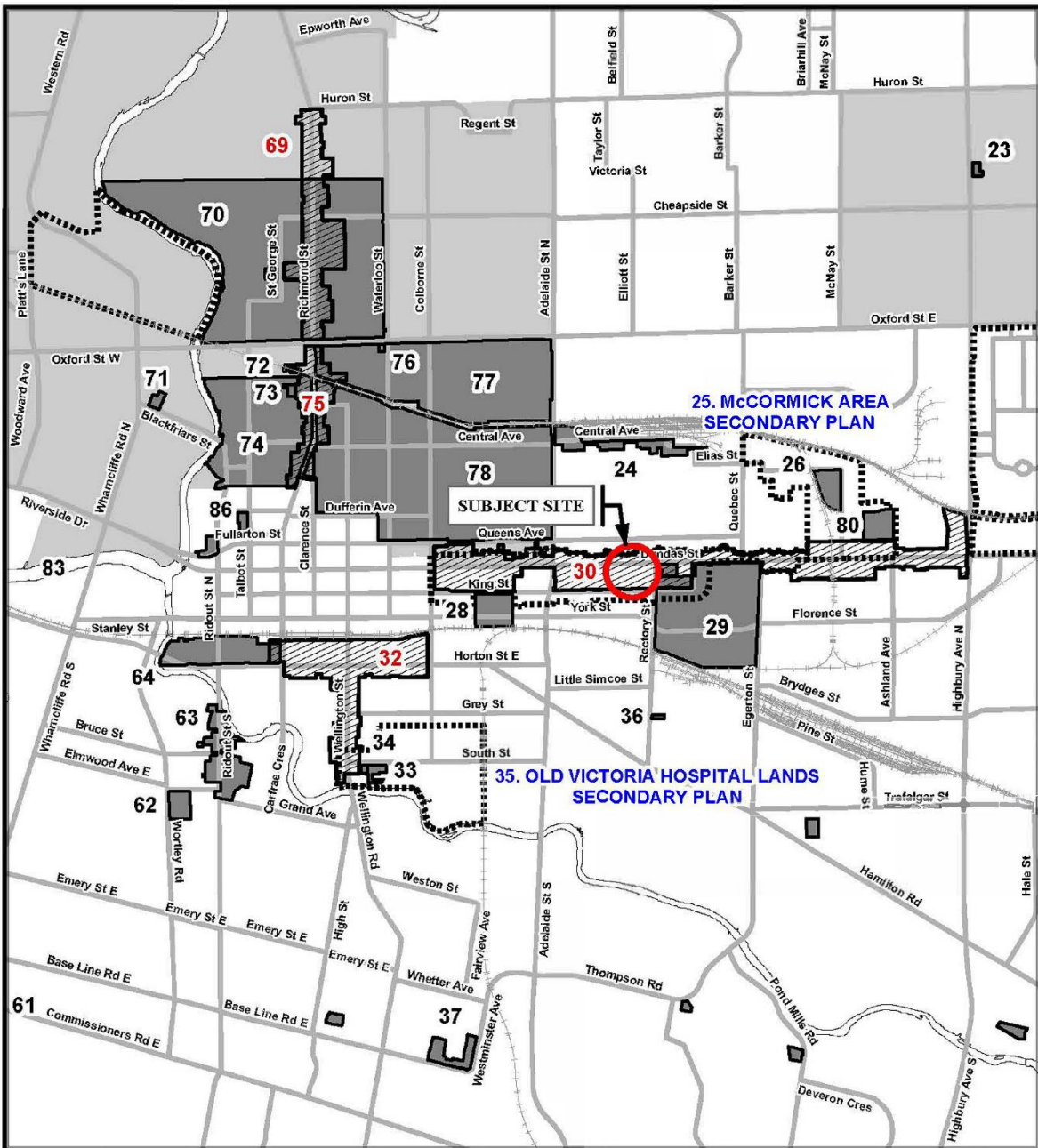
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

Urban Design – Received March 14, 2024

- The site is located within the Old East Village Core and King Street character areas within the Old East Village Dundas Street Corridor Secondary Plan [OEVDSCSP] as well as the Rapid Transit Corridor and Urban Corridor Place Types in The London Plan [TLP]. Urban Design encourages a residential or mixed-use development for these lands that is consistent with the policies in The London Plan and the Old East Village Dundas Street Corridor Secondary Plan.

Ecology – Received March 19, 2024





- There are currently no ecological planning issues related to this property and/or associated study requirements.



LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

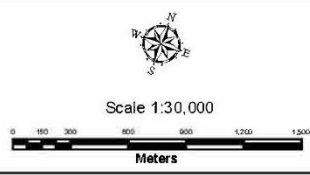
BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

This is an excerpt from Planning & Development's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

CITY OF LONDON
Official Plan

LONDON PLAN MAP 7
- SPECIFIC POLICY AREAS -
PREPARED BY: Planning & Development



FILE NUMBER: TZ-9718
PLANNER: CC
TECHNICIAN: JI
DATE: 3/18/2024

Appendix D – Staff Report, March 27, 2023

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: East Village Holdings Limited
376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street, City File Z-9576, Ward 4

Date: March 27, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following action be taken with respect to the application of East Village Holdings Limited relating to the property located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street, the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Residential R8 (R8-4) Zone and a Business District Commercial Special Provision (BDC(2)) Zone **TO** a Residential R8/Temporary (R8-4/T-_) Zone and Business District Commercial Special Provision/Temporary (BDC(2)/T-_) Zone **BE REFUSED** for the following reasons:

- i) The requested amendment is not consistent with the policies of the Provincial Policy Statement, 2020;
- ii) The requested amendment is not in conformity with the in-force policies of the Old East Village Dundas Street Corridor Secondary Plan, including but not limited to the King Street Character area policies and General Built Form policies;
- iii) The requested amendment is not in conformity with the in-force policies of The London Plan, including but not limited to the Key Directions; the Urban Corridor Place Type and Rapid Transit Corridor Place Type policies; and the evaluation criteria for Temporary Use By-laws;
- iv) The request does not implement the action items of the Core Area Community Improvement Plan; and,
- v) The requested amendment would hinder/delay the long-term redevelopment of the site to a more intense, transit-supportive land use that is consistent with the policies of the Provincial Policy Statement and in conformity with the policies of the Old East Village Dundas Street Corridor Secondary Plan and The London Plan.

Executive Summary

Summary of Request

The owner has requested to add a new Temporary (T-_) Zone to permit the site to function as a surface parking lot for a temporary period not exceeding three (3) years.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to refuse the request to add a Temporary Zone to permit a surface parking lot for a period not exceeding three (3) years.

Rationale of Recommended Action

6. The requested amendment is not consistent with the policies of the Provincial Policy Statement, 2020;
7. The requested amendment is not in conformity with the in-force policies of the Old East Village Dundas Street Corridor Secondary Plan, including but not limited to the King Street Character Area policies and General Built Form

policies;

8. The requested amendment is not in conformity with the in-force policies of The London Plan, including but not limited to the Key Directions; the Urban Corridor Place Type and Rapid Transit Corridor Place Type policies; and the evaluation criteria for Temporary Use By-laws;
9. The requested amendment does not implement the action items of the Core Area Community Improvement Plan; and,
10. The requested amendment would frustrate the long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and in conformity with the policies of the Old East Village Dundas Street Corridor Secondary Plan and The London Plan.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London’s growth and development is well planned and sustainable over the long term.

Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. The introduction of a Temporary Zone for a surface parking lot continues to foster the use of automobiles and is a use that conflicts with the long-term planning of the subject lands for development, which promotes mobility alternatives that are transit-supportive and pedestrian-friendly. See more detail in Appendix B.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None.

1.2 Property Description

The subject lands are located in the East London Planning District on the northeast corner of Hewitt and King Street. The lands consist of seven properties, six of which front on Hewitt Street and one corner lot fronting on both Hewitt and King Street. The lands are currently developed without City approval as a surface parking lot serving the high-density residential apartment building at 700 King Street. The surrounding area consists of a mix of low- and high-density residential uses, along with some office and commercial uses.



Figure 1: 376-390 Hewitt Street & 748 King Street – north easterly view from intersection of King and Hewitt Streets

1.3 Current Planning Information (see more detail in Appendix C)

- The London Plan Place Type – Rapid Transit Corridor (376-382 Hewitt Street and 748 King Street), Urban Corridor (386 and 390 Hewitt Street)
- Existing Zoning – Residential R8 (R8-4) Zone (376-382 Hewitt Street and 748 King Street), Business District Commercial Special Provision (BDC(2)) Zone (386 and 390 Hewitt Street)

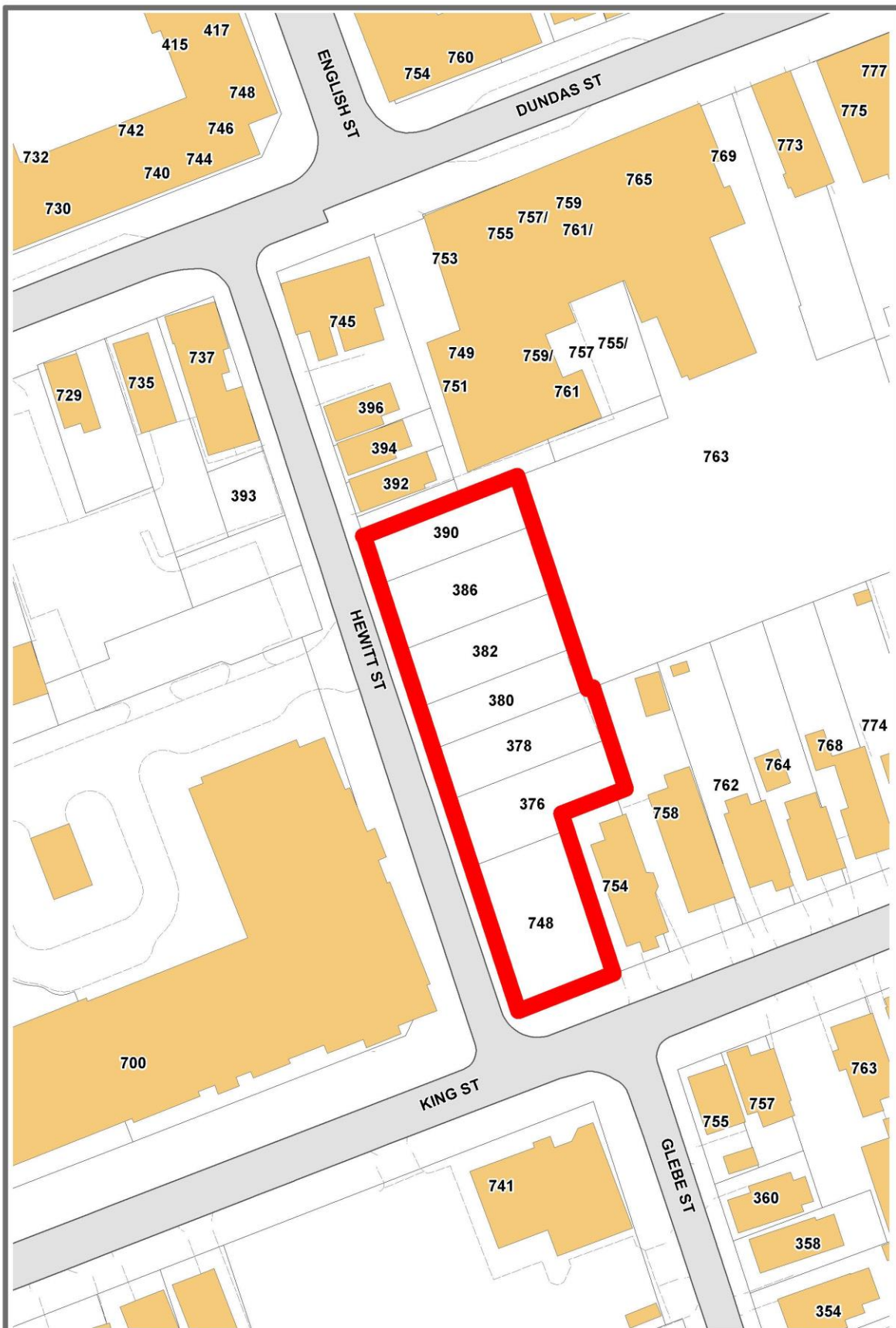
1.4 Site Characteristics

- Current Land Use – Surface parking lot
- Frontage – 12.3m (along King Street), 80.5m (along Hewitt Street)
- Area – 2,325m²
- Shape – Irregular

1.5 Surrounding Land uses

- North – Residential
- East – Residential, tavern/public house
- South – Office building, residential
- West – Residential

1.6 Location Map



LOCATION MAP

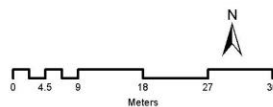
Address: 376-390 Hewitt Street and 748 King Street

File Number: Z-9576

Planner: Catherine Maton and Noe O'Brien

Date: 2023/2/14

Corporation of the City of London
Prepared By: Planning and Development



Scale 1:800

Legend

-  Buildings
-  Assessment Parcels
-  Driveways/Parking Lots
-  Draft Approved Subdivisions

2.0 Discussion and Considerations

2.1 Description of Proposal

The requested amendment is to add a new Temporary Zone on the subject lands to permit the use of a surface parking lot for a period not exceeding three (3) years, the maximum length of time for a Temporary Zone. While the lots have been converted from residential dwellings to the existing parking lot, the use is not permitted and was not legally established on site.

2.2 Planning History

The subject lands were previously developed as low density residential. The former dwellings on the seven individual lots were incrementally demolished between 2009 and 2016 and illegally converted to surface parking to serve the residential apartment buildings at 690, 696, 698, and 700 King Street and 400 Lyle Street.

2.3 Requested Amendment

The requested amendment is to add a Temporary (T-_) Zone to permit the site to function as a surface parking lot for a temporary period of three (3) years. The request also includes the following special provisions to the Temporary Zone:

- Parking Setback: Minimum External Property Line Setback (ROW) of 2 metres,
- Parking Setback: Minimum Internal Property Line Setback of 1.0 metres
- Parking Setback: Minimum Daylight Triangle Property Line Setback of 0.4 metres
- Minimum Drive Aisle Width of 6.0 metres
- Minimum Drive Isle Hammerhead Depth of 1.0 metres
- Landscape Island Width: Minimum Interior Islands of 0.5 metres with concrete
- Landscape Island Width: Minimum Entrance Islands of 2.0 metres with landscaping.

It should be noted that drive aisle widths, hammerhead depths, and landscape island widths are not regulations contained in the Zoning By-law, but rather are technical requirements of the Site Plan Control By-law. However, these special provisions were included as special provisions in the owner's requested amendment and have therefore been included in staff's review for overall appropriateness of the requested zoning and development.

2.4 Community Engagement (see more detail in Appendix A)

No written responses or phone calls were received from the public.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Issue and Consideration #1: Use

The use of the subject lands as a surface parking lot has illegally existed since 2009, beginning with the demolition of the former dwelling at 748 King Street and its conversion to unpaved parking. The use then expanded over time as the remaining six dwellings were incrementally demolished and converted to parking. As the dwellings were demolished, the parking lot was expanded and ultimately formalized with paving, painted lines, and a gate system.

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. All decisions affecting

land use planning matters shall be “consistent with” the policies of the PPS. The PPS encourages densities and a mix of land uses that make efficient use of the land and infrastructure, as well as land uses that support active transportation and are transit-supportive (PPS 1.1.3.2, 1.7.1, and 1.6.7.4).

Section 1.1.3.2 of the PPS promotes densities and land uses that support efficient use of land and resources, support active transportation, and are transit supportive where transit is planned, exists, or may be developed. The proposed surface parking lot does not support these policies, as its long-term use discourages the potential for future development to a more intense, transit-supportive land use. Furthermore, Section 1.6.7.4 of the PPS encourages land use patterns, densities and a mix of uses that reduces the length and number of vehicle trips and support current and future use of transit and active transportation. The use of the subject property as a surface parking lot encourages vehicle trips and discourages use of alternative modes of transportation, which is inconsistent with the aforementioned PPS policies.

Section 1.7.1 of the PPS encourages long-term prosperity to be supported by maintaining and enhancing the vitality and viability of downtowns and main streets. The use of a surface parking lot on the subject properties would lead to a delay in future development opportunities that would enhance the vitality and viability of the Old East Village and surrounding area, and as such, is inconsistent with this policy.

Old East Village Dundas Street Corridor Secondary Plan

The subject lands are located in the King Street Character Area of the Old East Village Dundas Street Corridor Secondary Plan [herein referred to as Character Area]. The Character Area applies area-specific policies to the lands of the Old East Village and surrounding area, applying a planning vision which aims to respect and reinvest in the local cultural heritage resources, provide a variety of retail and commercial uses, promote a safe and welcoming environment for pedestrians and cyclists, as well as establishing safe connection to the local transit systems and surface parking lots. The King Street Character Area focuses on the lands between King Street and Dundas Street. Policies of the Character Area, such as 3.3.2 e), address parking lots and recommend landscaping within and along the edges of parking lots.

General policy for the King Street Character Area mentions specifically that “*along King Street, there are a number of large surface parking lots offering excellent opportunities for transit-oriented intensification. The area between Dundas Street and King Street is characterised by deep lots which offer good high-rise development opportunities.*” The subject lands are captured under this category of large surface parking lots and deep lots that offer excellent opportunity for long-term and permanent development.

Policy 3.3.2. c) delves further into this, stating that the King Street Character Area is “planned to accommodate rapid transit service and high-rise development”. While the current zoning permits up to 13 metres in height, a low- to mid-rise development would reflect the policy and sought out development more accurately for the Old East Village Dundas Street Corridor Secondary Plan than a surface parking lot.

The London Plan

The London Plan provides Key Directions (54_) that must be considered to help the City effectively achieve its vision. These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of the plan and will guide planning and development over the next 20 years. Relevant Key Directions are outlined below.

The London Plan provides direction to plan strategically for a prosperous city by:

- Planning for and promoting strong and consistent growth and a vibrant business environment that offers a wide range of economic opportunities;
- Revitalizing our urban neighbourhoods and business areas (Key Direction #1, Directions 1 and 4).

The London Plan also provides direction to build a mixed-use compact city by:

- Implementing a city structure plan that focuses high-intensity, mixed-use development at strategic locations – along rapid transit corridors and within the Primary Transit Area;
- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward”;
- Sustaining, enhancing, and revitalizing our downtown, main streets, and urban neighbourhoods;
- Planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward; and,
- Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place. (Key Direction #5, Directions 1, 2, 3, 4 and 5).

The London Plan also provides direction to place a new emphasis on creating attractive mobility choices by:

- Establishing a high-quality rapid transit system in London and strategically use it to create an incentive for development along rapid transit corridors and at transit villages and stations;
- Focusing intense, mixed-use development to centres that will support and be served by rapid transit integrated with walking and cycling;
- Dependent upon context, requiring, promoting, and encouraging transit-oriented development forms (Key Direction #6, Directions 3, 5, and 6).

The London Plan also provides direction to build strong, healthy and attractive neighbourhoods for everyone by:

- Implementing “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character;
- Integrating affordable forms of housing in all neighbourhoods (Key Direction #7, Directions 3 and 10).

Lastly, The London Plan provides direction to make wise planning decisions by:

- Thinking “big picture” and long-term when making planning decisions – consider the implications of a short-term and/or site-specific planning decision within the context of this broader view (Key Direction #8, Direction 3).

The subject lands are located within the Urban Corridor Place Type (386 and 390 Hewitt Street) and the Rapid Transit Corridor Place Type (376-382 Hewitt Street and 748 King Street), as identified on Map 1 – Place Types. The sites are also in the Old East Village Main Street Specific Segment, as identified on Map 7 – Specific Policy Areas. Both Place Types contemplate a variety of residential, retail, service, office, cultural, recreational and institutional uses (837_). New surface parking lots are not explicitly permitted in either the Urban Corridor or Rapid Transit Corridor Place Types. Policy 841 of the Place Types directs surface parking specifically to rear and interior side yards, and encourages integrating parking underground and within buildings (841_12.).

Policy 1672_ in the Our Tools section of The London Plan also establishes evaluation criteria for Temporary Use By-laws. These criteria are as follows:

1672_ In enacting a temporary use by-law, City Council will have regard for the following matters:

1. Compatibility of the proposed use with surrounding land uses;

Land uses surrounding the subject property include residential uses to the east, west, north, and south, a surface parking lot to the northeast, and an office building to the southwest. While in the short-term the use of a new surface parking lot does not conflict with the surrounding uses, legally establishing this use would preclude long-term redevelopment of the site to a more appropriate, transit-supportive land use.

- 2. Any requirement for temporary buildings or structures in association with the proposed use;*

The only structure required to support the use is the parking gate, which is already installed on site. No other temporary buildings or structures in association with the use are proposed.

- 3. Any requirement for temporary connection to municipal services and utilities.*

No temporary connection to municipal services or utilities would be required for the proposed use.

- 4. The potential impact of the proposed use on mobility facilities and traffic in the immediate area;*

There are no impacts anticipated on transportation facilities or traffic in the immediate area from the request to formalize existing parking through a Temporary Zone. However, the use of the subject lands as a parking lot encourages vehicle usage rather than alternative modes of transportation such as the future Bus Rapid Transit system and active transportation.

- 5. Access requirements for the proposed use;*

The subject property currently has one access point from along Hewitt Street, which has been curbed for vehicle access.

- 6. Parking required for the proposed use, and the ability to provide adequate parking on-site.*

As the proposed use is a parking lot, no parking is required to support the use. Rather, the proposed parking lot is accessory to and supports the existing apartment buildings across the street at 700 King Street.

- 7. The potential for long-term use of the temporary zone.*

The site has unofficially operated as a surface parking lot since 2009. Formalizing the use through a Temporary Zone would allow the use to continue and potentially perpetuate the use for the long-term through future extensions of the Temporary Zone. It is preferable that the site be redeveloped with a more intense, transit-supportive use as intended by the existing zoning and policies that apply to the site.

- 8. In the case of temporary commercial surface parking lots in the Downtown, the impact on the pedestrian environment in the Downtown.*

While not applicable, the lot is not located in the Downtown. Notwithstanding, formalizing the use through the introduction of a Temporary Zone would discourage long-term redevelopment of the site with a transit-supportive, pedestrian-friendly development. Staff have concerns that the requested amendment (including the requested special provisions) and proposed site concept plan, have little regard for the pedestrian environment. Little effort has been made to provide for landscaping and buffering along the street line.

- 9. The degree to which the temporary use may be frustrating the viability of the intended long-term use of the lands*

The subject lands were previously used for residential dwellings, and the current zoning would permit mixed-use development at 386 and 390 Hewitt Street and medium density residential uses, such as apartment buildings or stacked townhouses up to 13 metres in height, at 376-382 Hewitt Street and 748 King Street. These intended uses align with other policy direction for the site and the area and would implement the long-term intent of these policies.

As the current parking lot has existed illegally since 2009, legalizing the use through

the requested Temporary Zone could perpetuate the use through future Temporary Zone extensions, which would discourage redevelopment of these lands to a more compatible land use that implements the long-term vision for the area.

Core Area Community Improvement Plan

The Core Area Community Improvement Plan (CIP) covers the area bound by the Thames River to the west, to Egerton Street to the east, from approximately York Street to the south and Queens Avenue to the north, although some sections along the west end of the area (notably along Richmond Street) span up to Oxford Street to the north. The Core Area CIP sets general planning goals for the community, such as improvement to accessibility to the area by active and public transportation, creating accessible, interesting and clean streetscapes, and increasing residential population.

While most of the direction in the CIP implementation section has broad applicability and does not apply to the application, Action Item 10 aims to “*Discourage the perpetual extension of temporary surface parking lots*”. While the requested amendment is not an extension of a Temporary Zone for a legally established surface parking lot, it would have the effect of perpetuating the use by legally establishing it on site. Should Council approve this initial request for the Temporary Zone, the owner would then have the ability to apply for future extensions to the Temporary Zone upon expiration.

Zoning By-law Z.-1

The subject lands are currently split zoned a Residential R8 (R8-4) Zone (748 King Street and 376-382 Hewitt Street) and a Business District Commercial Special Provision (BDC(2)) Zone (386 and 390 Hewitt Street). The R8-4 Zone does not permit commercial parking structures and/or lots, whereas the BDC(2) Zone does. However, the proposed parking lot is not interpreted to be a surface commercial parking lot as the users of the lot are restricted to residents of the apartment buildings at 690, 696, 698, and 700 King Street and 400 Lyle Street. The parking lot is not available for commercial use by the general public. Further, while the BDC(2) Zone prohibits accessory parking lots on Dundas Street between Adelaide Street and Rectory Street, the subject lands are not within the specified location therefore the prohibition does not apply. As such, a portion of the subject lands, being 386 and 390 Hewitt Street, could be used as a surface commercial parking lot subject to Site Plan Approval, provided the plan meets the minimum standards of the Zoning By-law and Site Plan Control By-law.

As previously mentioned, the subject lands are currently used as a parking lot serving the existing apartment buildings at 690, 696, 698, and 700 King Street and 400 Lyle Street. The existing development on these lands (Phases 1 and 2) consist of the following:

- A 24-storey, 325-unit apartment building (northwest corner of King Street and Hewitt Street);
- A 21 storey, 292-unit apartment building (mid-block along King Street);
- A 21 storey, 299 unit apartment building (northeast corner of King Street and Lyle Street).

Phase 3 includes 24-storey 243-unit apartment building at 725, 729, 735, and 737 Dundas Street and 389, 391, and 393 Hewitt Street, and was approved by the Ontario Land Tribunal in June 2022. The approved zoning for all three phases includes a Bonus (B-32) Zone, which requires a minimum of 900 spaces for a total of 1,159 units on site (approximately 0.77 spaces per unit). The approved Site Plan for Phases 1 and 2 includes 73 surface spaces and 493 underground spaces (566 total).

In August 2022, the City approved an amendment to Zoning By-law Z.-1 to reduce parking requirements through a City-wide comprehensive Parking Standards Review. As a result, the minimum parking requirement for apartment buildings is now at a rate of 0.5 spaces per unit, less than the minimum parking rate approved for Phases 1, 2, and 3. Under these new parking standards, a total of 458 spaces would be required for the 916 units approved in Phases 1 and 2, and 580 spaces would be required for the 1,159 units approved in all three phases. As such, it is difficult to justify the use of the subject

lands as an accessory parking lot serving the three existing buildings approved in Phases 1 and 2 when the current parking standards would require substantially fewer spaces.

4.2 Issue and Consideration #2: Form

The site concept plan as proposed for the temporary surface parking lot has a number of issues and does not meet the minimum standards of the Zoning By-law and Site Plan Control By-law.

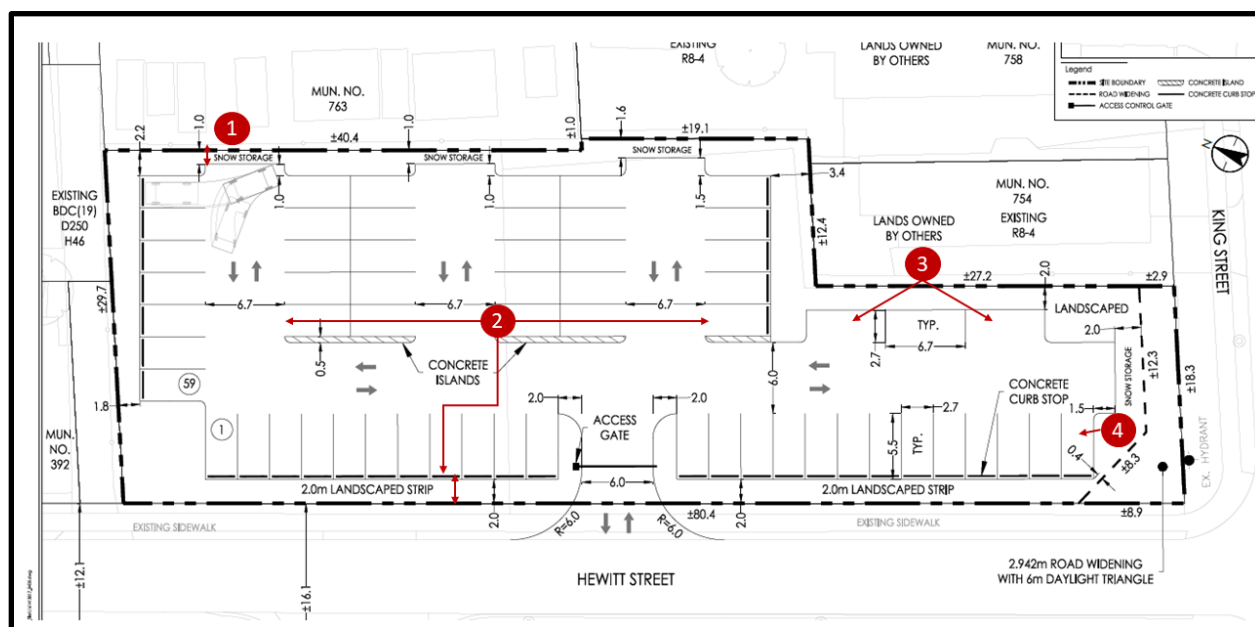


Figure 2: Site Concept Plan for proposed temporary surface parking lot on subject lands, with denoted issues.

Figure 2 depicts the site concept plan, as proposed by the applicant, with numbered identifiers added by City staff denoting the Zoning and Site Plan Control By-law deficiencies affecting site functionality. Numbers 1 through 4 on Figure 2 correspond with the numbered descriptions and recommendations below:

1. The proposed setback from the parking area to the eastern property line is 1 metre, whereas a minimum of 1.5 metres is the minimum required to provide landscaping and buffering between parking and adjacent properties. Larger setbacks are often encouraged between property lines to ensure sufficient space is provided for appropriate buffering. As well, the hammerheads are limited in size which could affect the ability for larger vehicles to safely manoeuvre and reverse out of spaces.
2. Removal of these spaces would allow the north-south drive aisle to satisfy the minimum standard of 6.7 metres, and for the westerly setback of the parking area to the lot line abutting Hewitt Street to be increased from the proposed 2 metres to 3 metres. This is the minimum required setback from a parking area to a street line.
3. These parallel spaces were recommended to be removed to satisfy the minimum 6.7 metre drive aisle requirement and the westerly 3 metre setback requirement from a parking area to a street line. The parallel spaces, as proposed, also lack functionality.
4. This parking space was recommended to be removed to satisfy the required 3 metre setback from the daylight triangle/street line.

In addition to the above issues, other overarching issues with the site concept plan and built form remain, notably with respect to greenery and landscaping. The majority of landscaping is proposed along the westerly edge of the site – there is no landscaping in the interior of the parking lot, as required in section 1.6.1 of the Site Plan Control By-law. The plan does not include planted parking islands, nor does it provide for tree

planting along streets or interior property lines.

The proposed site design and lack of landscaping does not conform to the City Building policies in The London Plan. Policy 249_ states that neighbourhoods are to be designed with a high-quality public realm in mind. In its current form, the parking lot does not offer much for the public realm due to the lack of street focus or sitting areas, as well as the lack of landscaping and screening onsite. In addition, Policy 270_ requires the location, configuration, and size of parking areas to be designed to support the planned vision of the place type and enhance the experience of pedestrians, transit-users, cyclists, and drivers. The impact of parking facilities on the public realm will be minimized by strategically locating and screening these parking areas, with surface parking located in the interior side and rear yards (272_). Lastly, surface parking lots are to be designed to include a sustainable tree growth, and are to be screened by low walls and landscape treatments when located in highly visible areas (277_ and 278_).

Lastly, the Old East Village Dundas Street Corridor Secondary Plan also requires landscaping on the edges of and within parking lots, per policy 3.3.2. e).

Conclusion

The requested amendment is not consistent with the Provincial Policy Statement, 2020 and does not conform to the in-force policies of the Old East Village Dundas Street Corridor Secondary Plan, including but not limited to the King Street Character Area policies and the General Built Form policies. The requested amendment is not in conformity with the in-force policies of The London Plan, including but not limited to the Key Directions; the Urban Corridor Place Type and Rapid Transit Corridor Place Type policies; and the evaluation criteria for Temporary Use By-laws, and does not implement the action items of the Core Area Community Improvement Plan. Lastly, the requested amendment would hinder/delay the long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and in conformity with the policies of the Old East Village Dundas Street Corridor Secondary Plan and The London Plan.

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Senior Planner, Planning Implementation

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

Copy:

Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Ismail Abushehada, Manager, Development Engineering

Appendix A – Public Engagement

Community Engagement

Public liaison: On January 4, 2023, Notice of Application was sent to property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on January 5, 2023. A “Planning Application” sign was also posted on the site.

No replies were received.

On March 1, 2023, Notice of Application and Notice of Public Meeting was sent to property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 2, 2023. The purpose of the second Notice of Application was to correct an omission of the requested special provisions in the initial Notice of Application published in *The Londoner* on January 5, 2023. No revisions to the application were made. A Notice of Public Meeting was published in *The Londoner* on March 9, 2023. **Nature of Liaison:** The purpose and effect of this zoning change is to permit a temporary surface residential parking lot on the subject property for a period not exceeding three (3) years. Possible change to Zoning By-law Z.-1 **FROM** a Residential and Business District Commercial (R8-4 and BDC(2)) Zones which permit medium density residential development in the form of low rise apartment buildings (for the R8-4 Zone) and a mix of retail, residential, and office uses (for the BDC(2) Zone), **TO** a Residential (R8-4/T-_) and BDC(2)/T-_) Zone to additionally permit a surface residential parking lot for a period not exceeding three (3) years. File: Z-9576 Planner: C. Maton

The purpose and effect of this amendment is to permit a surface parking lot for a period not exceeding three (3) years. Possible change to Zoning By-law Z.-1 **FROM** a Residential R8 (R8-4) Zone, which permits medium density residential development in the form of low rise apartment buildings, and a Business District Commercial Special Provision (BDC(2)) Zone, which permits a mix of retail, residential, and office uses, **TO** a Residential R8/Temporary (R8-4/T-_) Zone and Business District Commercial Special Provision/Temporary (BDC(2)/T-_) Zone. The proposed Temporary Zone would permit a surface residential parking lot for a period not exceeding three (3) years. Special provisions to the Temporary Zone would permit: a minimum parking setback to external property lines (ROW) of 2 metres; a minimum parking setback to internal property lines of 1.0 metres; a minimum parking setback to the daylight triangle of 0.4 metres; a minimum drive aisle width of 6.0 metres; a minimum drive aisle hammerhead depth of 1.0 metres; a minimum interior landscape island width of 0.5 metres with concrete; and a minimum entrance landscape island with of 2.0 metres with landscaping. The existing range of permitted uses and the existing special provisions would continue to apply to the site. File: Z-9576 Planner: C. Maton

Responses: No written responses and no phone calls were received from members of the public.

Agency/Departmental Comments

Landscape Architecture – January 4, 2023

- No comments.

Urban Design – January 10, 2023

- Urban design staff are not supportive of a temporary surface parking lot in this location. The site is located within the Old East Village Core and King Street character areas within the Old East Village Dundas Street Corridor Secondary Plan [OEVDSCSP] as well as the Rapid Transit Corridor and Urban Corridor Place Types in The London Plan [TLP]. Temporary parking lots are not contemplated uses within TLP or the OEVDSCSP. Creating a new surface parking lot will contribute to a car-dominated streetscape in an area that is highly walkable, is close to transit and cycling infrastructure and is located near a future BRT route. As the proposed parking lot is intended for use by

- the residents of the adjacent high-rise apartment buildings, the existing parking facilities within those buildings should be sufficient. There are also several municipal parking lots located within walking distance of the site. In addition, the design of the parking lot is in contravention with nearly every design provision within the Site Plan Control By-law as per Table 2 in the applicant's Planning & Design Report, which further indicates this use is not suitable for this site. Urban design staff encourage the applicant to consider a more intense form of residential or mixed-use development for these lands that is more consistent with the policies in The London Plan / OEVDSCSP.
- If the applicant can justify the requested zoning change, the following should be resolved in terms of site design:
 - The size of the landscaped areas should be wide enough to accommodate a tree canopy at 20 years of anticipated tree growth [TLP Policy 277];
 - As this parking area is located in a highly visible location, it should be screened from view with low walls and landscape treatments along the public ROWs [TLP Policy 278];
 - Ensure the lighting of the parking lot does not negatively affect the private amenity space of the adjacent properties [TLP Policy 279]
 - Consider using a more porous and environmentally-friendly paving material other than asphalt as well as providing electric-vehicle charging stations.

London Hydro – January 18, 2023

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

Parks Long Range Planning & Design – January 20, 2023

- Parkland dedication not required for temporary use. Parkland dedication will be required in the future at the time when the permanent conforming use is developed.

UTRCA – January 23, 2023

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the *Conservation Authorities Act*, the *Planning Act*, the Provincial Policy Statement (2020), and the Upper Thames River Source Protection Area Assessment Report.

CONSERVATION AUTHORITIES ACT

The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

DRINKING WATER SOURCE PROTECTION: Clean Water Act

For policies, mapping and further information pertaining to drinking water source protection please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

RECOMMENDATION

The UTRCA has **no objections** or requirements for this application. Thank you for the opportunity to comment. If you have any questions, please contact the undersigned.

Engineering – January 25, 2023

- No concerns with the re-zoning to allow the continued use of the temporary parking lot. We do encourage the Applicant to complete the following:
 - In order to address water quality, SWED would suggest the applicant consider incorporating LIDs in the form of rain gardens within the proposed landscaping.

Site Plan – February 1, 2023

- Comments from the Site Plan Consultation still apply and have not been addressed.
- Minimum parking area setbacks are 1.5m from interior property lines and 3.0m to street lines.
- Locate the parking area a minimum of 1.5 metres from interior property lines and 3.0m from exterior property lines to allow space for landscaping.
- Ensure all drive aisles are a minimum of 6.5m wide.
- Label snow storage on the site plan.
- Demonstrate that the hammerheads at the end of the parking aisles are large enough for vehicles to reverse out of the northern-most spaces.

Appendix B – Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. The following are characteristics of the proposed application related to the City's climate action objectives:

Infill and Intensification

Located within the Built Area Boundary: Yes
Located within the Primary Transit Area: Yes
Net density change: N/A
Net change in affordable housing units: N/A

Complete Communities

New use added to the local community: Yes, surface parking lot
Proximity to the nearest public open space: 500 metres (Lorne Avenue Park)
Proximity to the nearest commercial area/use: 110 metres (immediately adjacent)
Proximity to the nearest food store: 230 metres
Proximity to nearest primary school: 350 metres (St Mary Catholic Choir School)
Proximity to nearest community/recreation amenity: 300 metres (London Curling Club); 1.4 km (Boyle Memorial Community Centre); 2 km (Carling Heights Optimist Community Centre)
Net change in functional on-site outdoor amenity areas: N/A

Reduce Auto-Dependence

Proximity to the nearest London Transit stop: 81 metres
Completes gaps in the public sidewalk network: No
Connection from the site to a public sidewalk: No
Connection from the site to a multi-use pathway: N/A
Site layout contributes to a walkable environment: No
Proximity to nearest dedicated cycling infrastructure: 81 metres
Secured bike parking spaces: None
Secured bike parking ratio: N/A
New electric vehicles charging stations: None
Vehicle parking ratio: N/A

Environmental Impacts

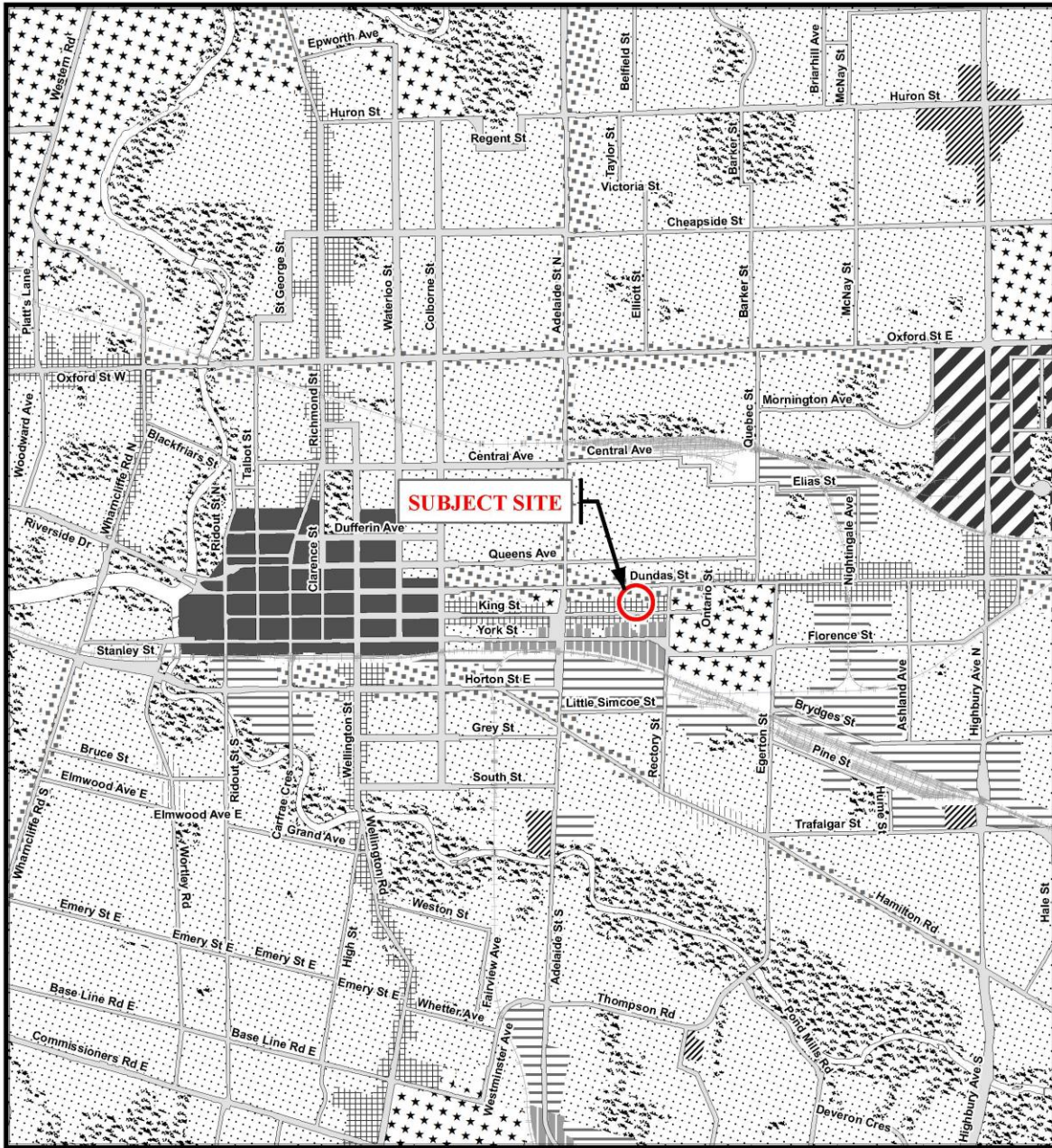
Net change in permeable surfaces: N/A
Net change in the number of trees: N/A
Tree Protection Area: No
Landscape Plan considers and includes native and pollinator species: N/A
Loss of natural heritage features: No
Species at Risk Habitat loss: No
Minimum Environmental Management Guideline buffer met (Table 5-2 EMG, 2021): N/A

Construction

Existing structures on site: No
Existing structures repurposed/adaptively reused: N/A
Green building features: No
District energy system connection: N/A

Appendix C – Relevant Background

Additional Maps



Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON

Official Plan

LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning & Development



Scale 1:30,000

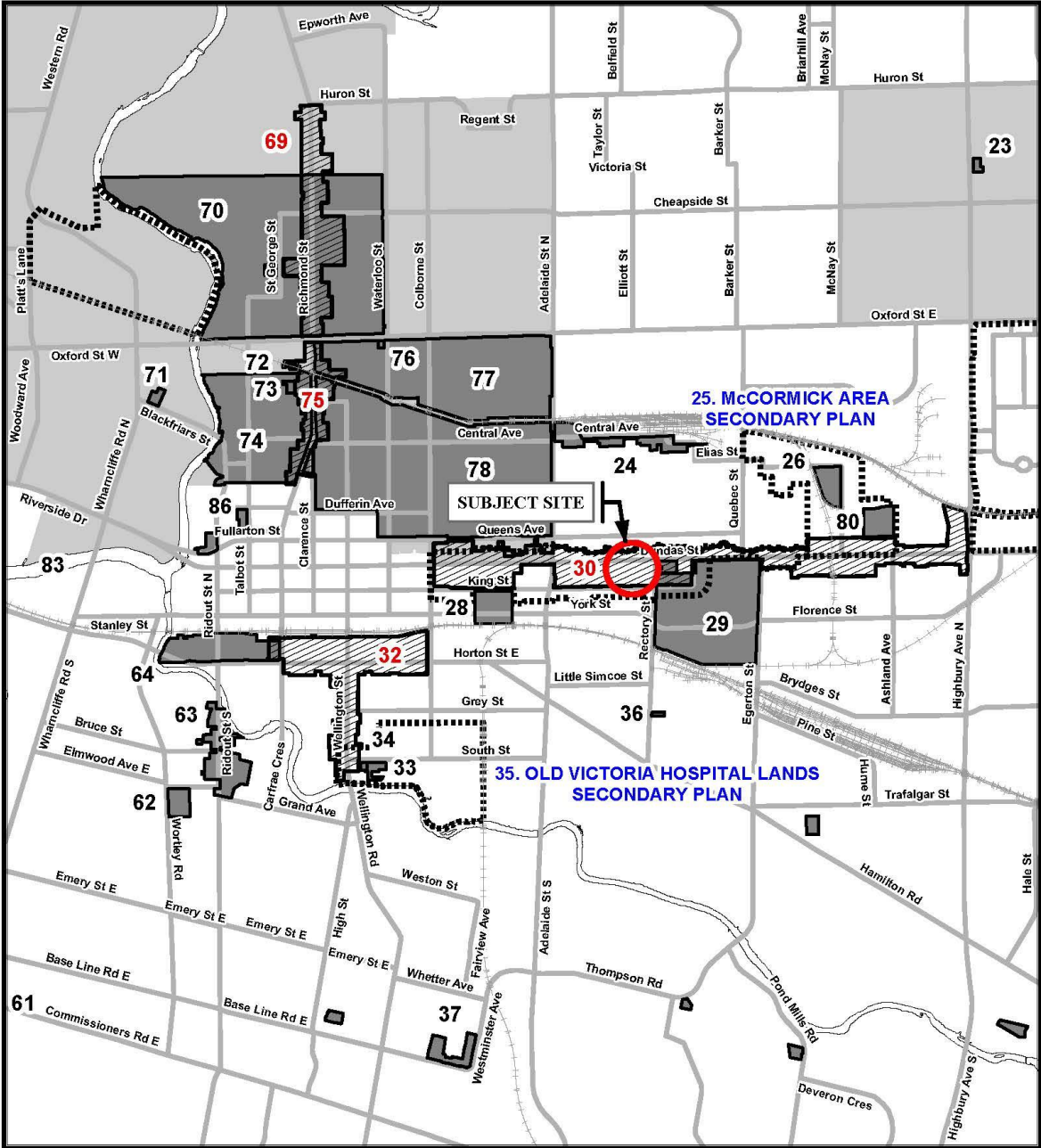


File Number: Z-9576

Planner: CM/NO

Technician: JI





Date: 2023/2/14



LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

This is an excerpt from Planning & Development's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

CITY OF LONDON
Official Plan

LONDON PLAN MAP 7
- SPECIFIC POLICY AREAS -

PREPARED BY: Planning & Development



Scale 1:30,000

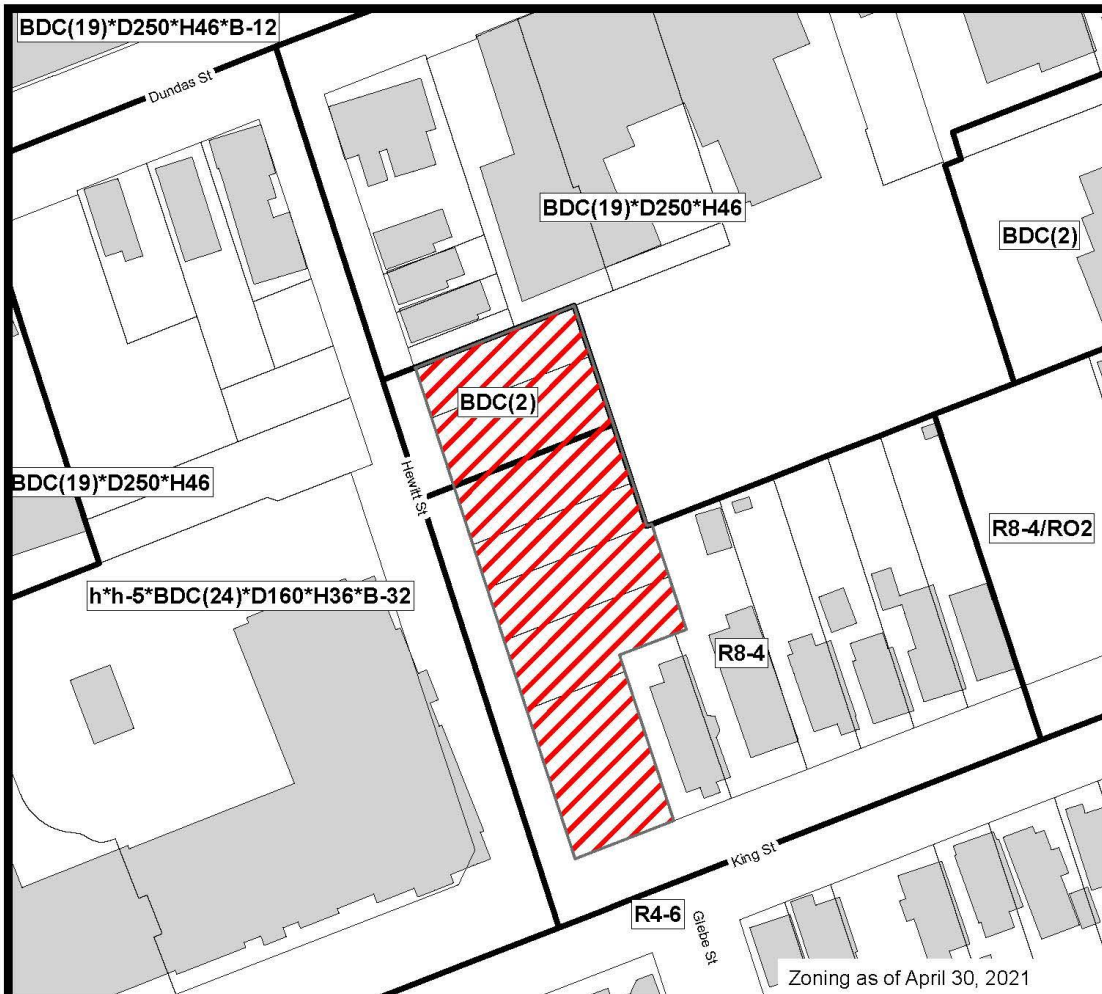


FILE NUMBER: Z-9576

PLANNER: CM/NO

TECHNICIAN: JI

DATE: 2/14/2023



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: BDC(2), R8-4

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | OB - OFFICE BUSINESS PARK |
| R10 - HIGH DENSITY APARTMENTS | LI - LIGHT INDUSTRIAL |
| R11 - LODGING HOUSE | GI - GENERAL INDUSTRIAL |
| DA - DOWNTOWN AREA | HI - HEAVY INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| CSA - COMMUNITY SHOPPING AREA | UR - URBAN RESERVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | AG - AGRICULTURAL |
| BDC - BUSINESS DISTRICT COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| AC - ARTERIAL COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| RSC - RESTRICTED SERVICE COMMERCIAL | RT - RAIL TRANSPORTATION |
| CC - CONVENIENCE COMMERCIAL | |
| SS - AUTOMOBILE SERVICE STATION | |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9576

CM/NO

MAP PREPARED:

2023/2/14

JJ

1:1,000

0 5 10 20 30 40

Meters