

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
725, 729, 735, 737 Dundas Street, 389, 391, 393 Hewitt Street, a portion of 700 King Street, 400 Lyle Street and other properties
File Number: SPA22-057 – Ward 4
Public Participation Meeting

Date: July 17, 2023

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 725-735 Dundas Street, 389-393 Hewitt Street, a portion of 700 King Street, 400 Lyle Street and other properties:

- (a) The Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a mixed-use, 24-storey apartment building; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Executive Summary

Summary of Request

The proposal is for a mixed-use development with one apartment building of 24 storeys and a six storey podium containing ground floor commercial space. A total of 270 residential units are proposed with two levels of parking underground and structured parking located above the ground floor in the podium. The development proposal is subject to a public site plan meeting in accordance with the Holding (h-5) Zone regulations set out in the Z.-1 Zoning By-law.

Purpose and the Effect of Recommended Action

The recommended action is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for Site Plan Approval.

Rationale of Recommended Action

1. The proposed Site Plan is consistent with the *PPS 2020*, which directs growth to settlement areas and enhancing main streets.
2. The proposed Site Plan conforms to *The London Plan*, and the Old East Village Dundas Street Corridor Secondary Plan including, but not limited to the policies of the Old East Village Core and King Street Character Areas.
3. The proposed Site Plan complies with the regulations of the Z.-1 Zoning By-law.
4. The proposed Site Plan meets the requirements of the Site Plan Control Area By-law.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form, and by increasing the supply of housing with a focus on achieving intensification targets.
- **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
- **Economic Growth, Culture, and Prosperity** by increasing residential occupancy and livability in the Core Area, and increasing economic activity in the core and the greater community.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

March 27, 2023 - Z-9576 – Zoning By-law Amendment Application to add a new Temporary Zone to permit off-site surface parking to the east of Hewitt Street.

January 18, 2021 - Z-9155 - Zoning By-law Amendment Application to permit a mixed-use development with a height of 24 storeys.

October 25, 2004 - OZ-6749 - Old East Village Corridor Community Improvement Area (CIP), including Official Plan and Zoning By-law Amendments.

April 7, 2008 - O-7500 - Expansion of the Old East Village Corridor Community Improvement Plan.

June 16, 2008 - Z-7519 – Planning and Environment Committee –Phase 1 development

May 19, 2015 – Z-8543 – Planning and Environment Committee – Phase 2 development (Lyle tower)

1.2 Planning History

In 2008, the subject site consisted of lands along King Street and Hewitt Street with some lands extending to Dundas Street. It was rezoned through application Z-7518 to permit the development of two apartment buildings with a maximum height of 80m (24 storeys) and a density of 450 units per hectare, known as phase 1.

In 2015, additional lands were added to the subject site at the corner of Lyle Street and King Street. A third tower of 21 storeys and a maximum density of 600 units per hectare was approved by application Z-8543 through a site-specific bonus zone, known as phase 2.

Phase 3 includes a mixed-use development of a 24 storey apartment building at 725, 729, 735 and 737 Dundas Street and 389, 391 and 393 Hewitt Street which 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 parking spaces. The zoning, as recommended by Municipal Council, also included the holding (h-5) provision requiring a public site plan meeting for the current proposed phase of development.

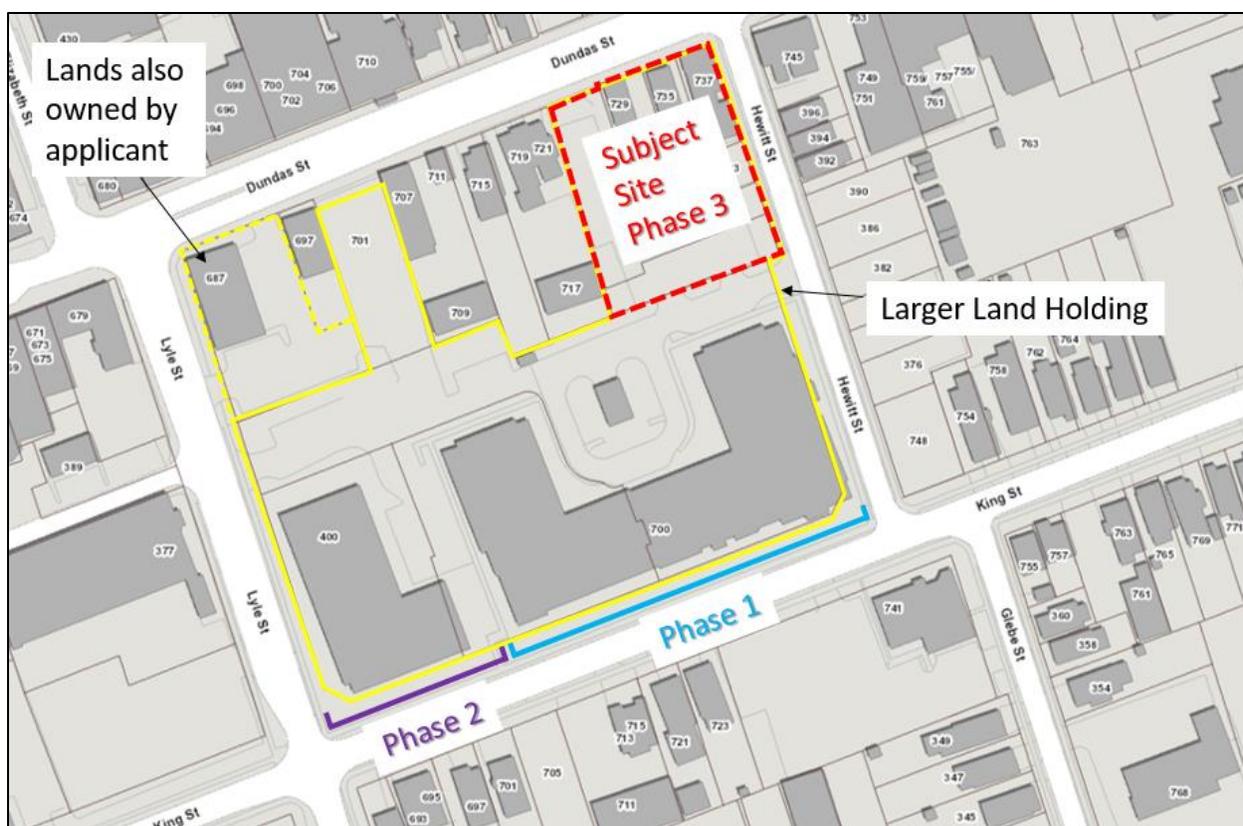


Figure 1: Land Holdings

1.3 Property Description and Location

The subject site is a portion of a larger landholding located at the corner of Hewitt Street and Dundas Street in the Old East Village. The remainder of the larger landholding has frontage on King Street and Lyle Street and includes lands that have already been developed. There is a 24-storey, 325 unit apartment building located at the intersection of King and Hewitt Street and a 21-storey, 292 unit apartment building located mid-block along King Street, and a 21-storey, 299 unit apartment building located at the corner of Lyle Street and King Street.

The subject site currently consists of vacant lands used for parking, and buildings used for a variety of commercial uses such as a taxi dispatch, restaurant uses and residential uses. The existing buildings are proposed to be demolished to allow for the new development.

Site Statistics:

- Current Land Use: Vacant Commercial and Residential Buildings; and existing developed high-rise residential uses
- Frontage: 33.9m (111 ft), entire land holding along Dundas Street 49.4m (162 ft)
- Depth: varies
- Area: 0.303ha, entire land holding – 1.653ha
- Shape: Irregular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: commercial and mixed-use
- East: parking lot and mixed-use
- South: residential and mixed-use
- West: emergency care establishment and mixed-use

Existing Planning Information:

- Existing Secondary Plan: Old East Village Dundas Street Corridor Secondary Plan – Old East Village Core and King Street Character Areas
- Existing London Plan Place Type: Rapid Transit Corridor Place Type - Old East Village Segment

- Existing Zoning: holding Business District Commercial Special Provision Bonus (h*h-5*BDC(24)*D160*H36*B-32) Zone

Additional site information and context is provided in Appendix “C” & “D”.

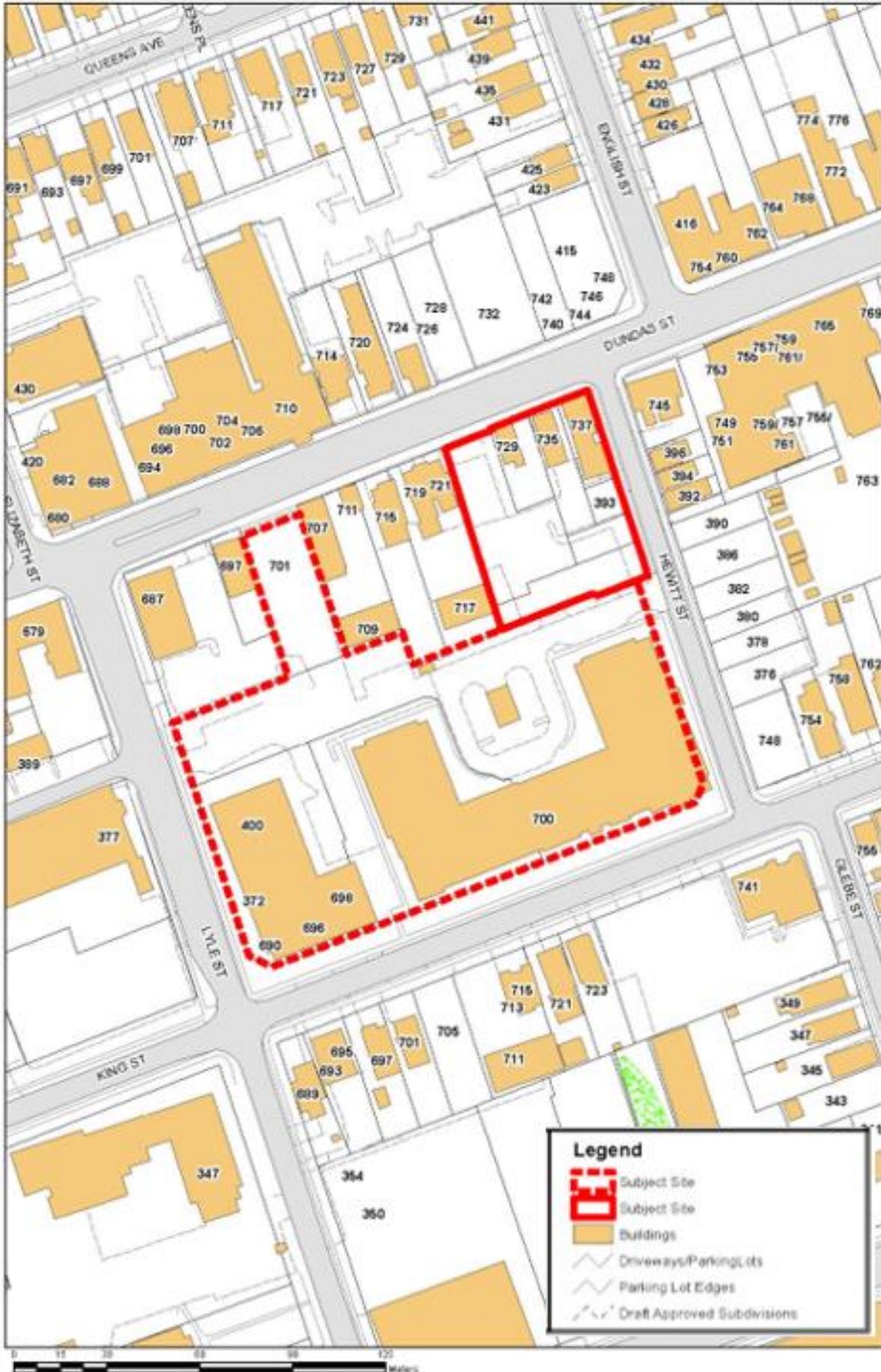


Figure 2- Location Map of Subject Site and surrounding lands



Figure 3- View of subject site looking southwest

2.0 Discussion and Considerations

2.1 Development Proposal

The proposed development is for a mixed-use building with a total height of 24 storeys and ground floor commercial and retail uses. There were 243 dwelling units proposed through the initial zoning amendment as a mix of bachelor, one bedroom, and two bedroom units. The number of units has increased to 270 residential units through the second submission. Parking is provided through two (2) levels of underground parking, accessed from the internal drive, and as structured parking on levels two (2) through five (5) within the podium accessed from Hewitt Street, for a total of 393 spaces. The structured parking in the podium is wrapped with residential units along Dundas Street, and located above the ground floor commercial uses.

The proposed development includes the following features:

- Land use: Commercial and Residential
- Form: Mixed-use, high-rise
- Height: 24 storeys (73m)
- Residential units: 270
- Density: 723 units per hectare (for entire larger site)
- Gross floor area: 875m² ground floor commercial
- Lot coverage: 51%
- Parking spaces for phase 3: 295 spaces (net)
- Parking spaces for greater site: 910 total spaces with 859 underground/structured and 51 surface
- Bicycle parking spaces: 270 for phase 3 and 550 spaces total
- Landscape open space: NA
- Functional amenity space: 5th floor and 22nd floor

Additional information on the development proposal is provided in Appendix "C".

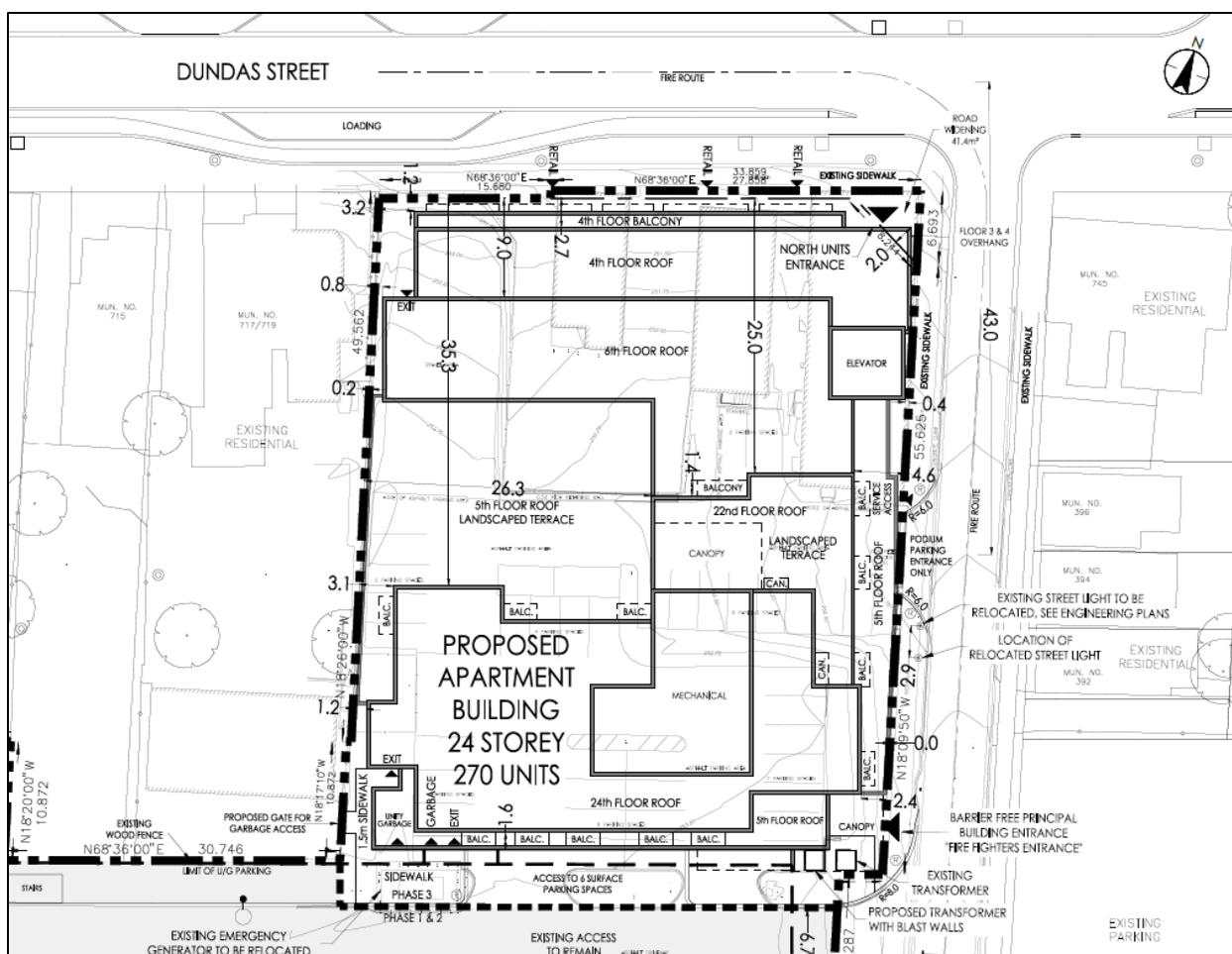


Figure 4 - Conceptual Site Plan – 2nd Submission



Figure 5 – Rendering – 2nd Submission

Additional plans and drawings of the development proposal are provided in Appendix “A”.

2.2 Public Engagement

On July 20, 2022, Notice of Application was sent to 537 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 July 21, 2022.

There were five (6) responses received during the public consultation period with the following matters:

- 1) Support for the development proposal
- 2) Neutral request for additional information
- 3) Concerns for:
 - Increased traffic
 - Issues with the existing buildings
 - Garbage storage
 - Lighting
 - Servicing interruptions
 - Landscaping
 - Impacts of vibration

Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Detailed public comments are included in Appendix “B” of this report.

2.3 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*. It is staff’s opinion that the application is consistent with the *PPS, 2020* as it provides affordable housing, enhances the Dundas Street main street, and integrates transit planning and land use.

The London Plan, 2016

The subject site is located within the Rapid Transit Corridor Place Type and within the Old East Village Main Street segment. Mixed-use buildings are encouraged which may permit a range of residential, retail, service, office, cultural and recreational uses. The plan has been reviewed in its entirety and it is staff’s opinion that the proposed Site Plan application conforms to the Official Plan policies.

Old East Village Dundas Street Corridor Secondary Plan

The Old East Village Dundas Street Corridor Secondary Plan (OEVDSC) forms part of The London Plan and provides more detailed policy guidance for this area of the City. The subject site is within the Old East Village Core and King Street character areas which contemplates high-rise residential and mixed-use developments. The plan has been reviewed in its entirety and it is staff’s opinion that the proposed Site Plan application conforms to the Secondary Plan policies.

Z-1 Zoning By-law

The site is within a holding Business District Commercial Special Provision Bonus (h*h-5*BDC(24)*D160*H36*B-32) Zone. A bonus zone to facilitate the development of the 24 storey mixed-use building was applied in return for various bonusable matters such as enhanced urban design and affordable housing.

3.0 Financial Impact/Considerations

There are no financial impacts or considerations.

4.0 Key Issues and Considerations

4.1 Total Number of Units

The initial proposed development at the time of the Zoning Amendment was for 243 units as a mix of bachelor, one bedroom and two bedroom units. Through the second

submission of the Site Plan application, there is now 270 units proposed which is an increase of 27 units.

At the time of the Zoning Amendment, increases to height and/or density were contemplated through a bonus zone in exchange for bonusable matters, such as the provision of affordable housing. Bonusing under section 37 of the Planning Act has been discontinued, though it is recognized for existing developments and bonus zones.

In accordance with the Old East Village Dundas Street Corridor Secondary Plan, bonus zoning authorized increases in the height and density of development beyond what was otherwise permitted in return for the provision of such facilities, services or matters set out in the bonus zone (3.4.a, OEVDSC). Neither the Secondary Plan nor The London Plan specifies maximum densities for this site, though they do specify maximum heights.

The amount of bonusing at the time of the zoning amendment was based on the 'lift' what was the amount of height and density beyond what was currently permitted. The base zoning previously allowed 160uph-250uph and a height of 12-15 storeys. The lift considered at the time of the zoning amendment was for an additional height of 9-12 storeys and an increase of 500-590 units per hectare. The bonusing was based on enhanced urban design and affordable housing for a total of 13 affordable units at 80% of the average market rent for 30 years.

The result is that the density has increased from 707uph for 243 units to 723uph for 270 units. The proposed increase in units is within the maximum density that applies to the site, which is permitted up to 750 units per hectare. The additional 27 units represent a modest increase to the total number of units, and will occur through the internal configuration of the building, without resulting in any external changes. The increase in the total number of units does not result in additional building height, or changes to the built form or urban design.

4.2 Parking

The existing development phases on-site include three apartment buildings with heights of 21 storeys, 21 storeys and 24 storeys. The existing demand for parking is greater than what is currently available on site, which has resulted in a number of properties in the surrounding area being used as off-site surface parking to supplement demand. In March of 2023, a zoning by-law amendment to add a new temporary zone to permit off-site surface parking to the east of Hewitt Street was proposed, and municipal council approved a one year temporary use of the surface parking lot. As of the time of writing this report, an associated site plan application has not been submitted for the off-site parking lot.

The proposed building will provide two levels of underground parking and four levels of structured parking to serve both the future and existing demand. A total of 295 net parking spaces are proposed through phase 3, for 910 overall for the greater site. There are 270 bicycle parking spaces proposed through phase 3 for 550 overall bicycle parking spaces for the greater site. Additionally, the site has convenient proximity to the future rapid transit along King Street to the south, which will provide alternative options than private vehicle ownership.

Previously, parking extended along and to the frontage of 701 Dundas Street. A provision in the By-law restricts parking within 15m of Dundas Street. The site plan, as proposed, identifies this area as temporary landscaped area (sod) which complies with the provisions of the By-law. The temporary landscaped area proposed will be provided to improve the streetscape along Dundas Street in the interim. The long-term intent for 701 Dundas Street is to be a development site that will contribute to providing a continuous streetscape in this important main street.

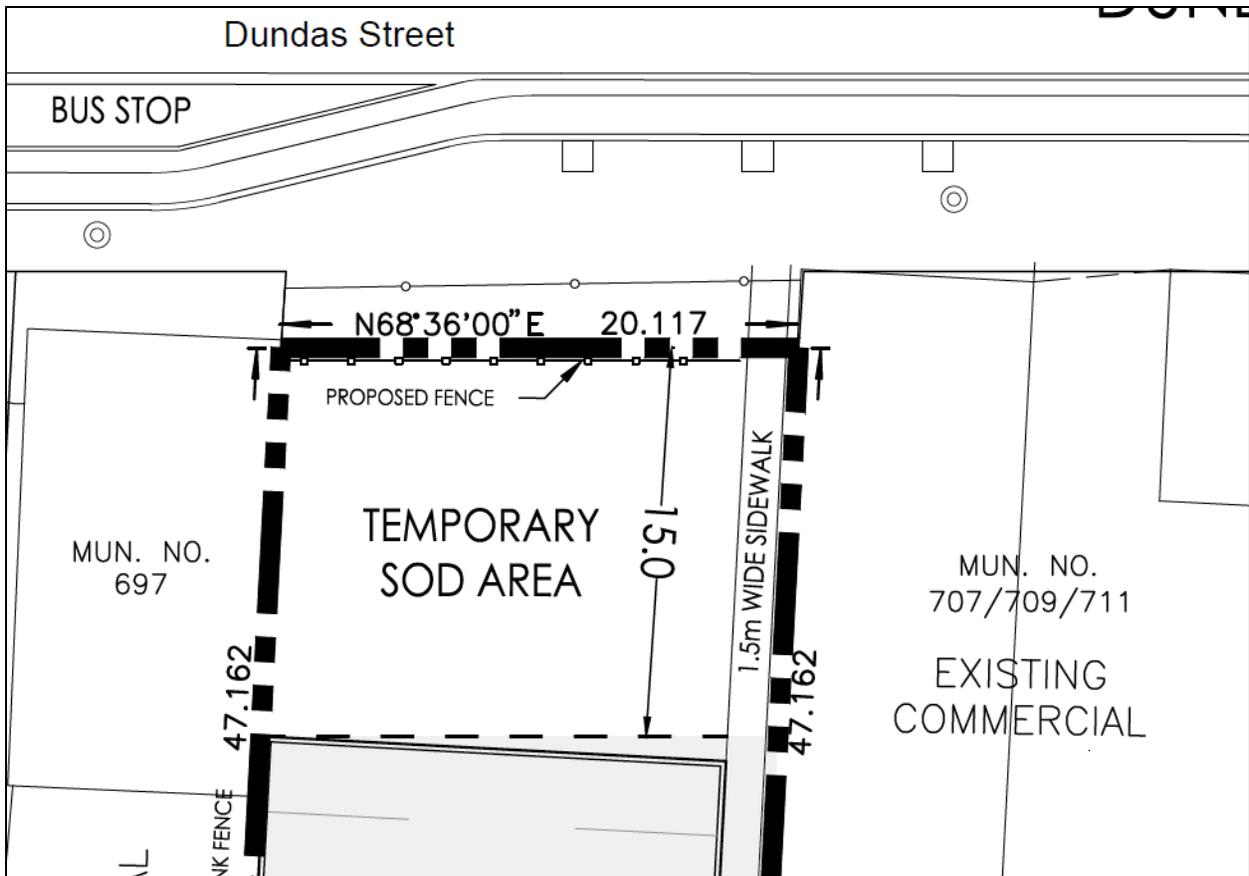


Figure 6 – 701 Dundas Street – former parking area

4.3 Garbage Storage

There is an existing masonry garbage enclosure towards the west of the greater site along Lyle Street which serves the existing apartment buildings and is proposed to be maintained. There is an existing arrangement with the adjacent property owner to the west at 719-721 Dundas Street where there is common use of the existing garbage storage on the subject site.

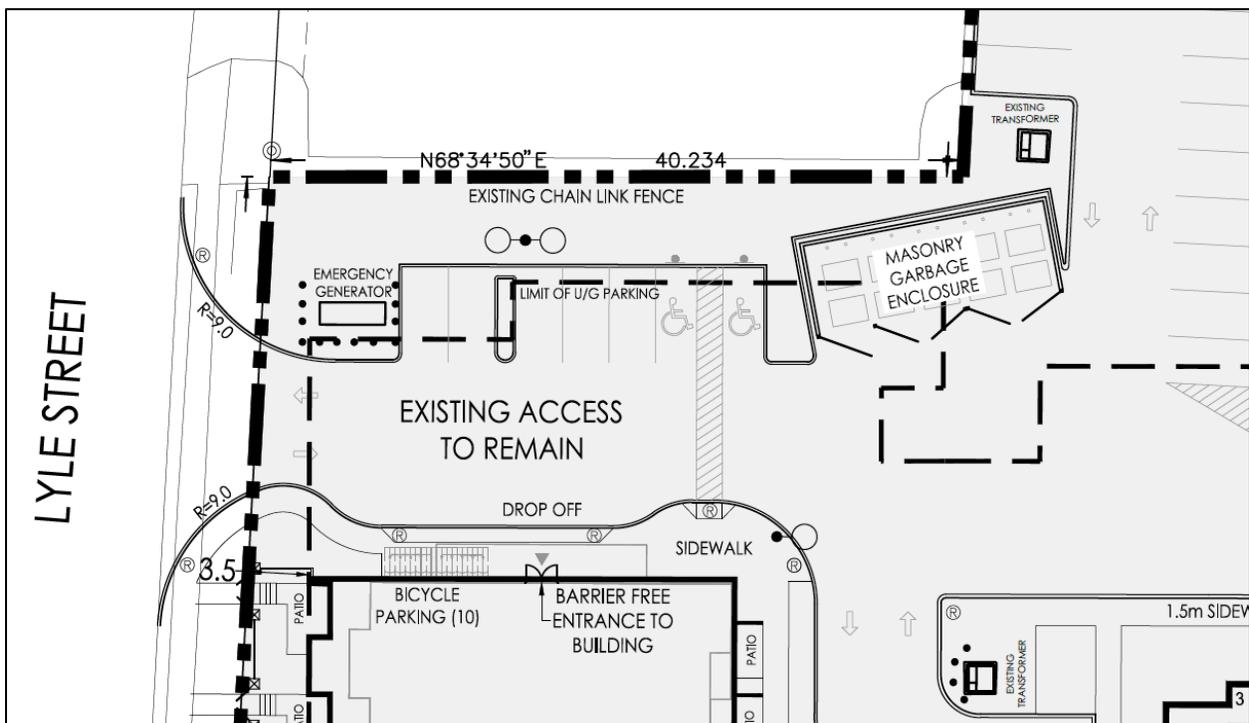


Figure 7 – Existing Masonry Garbage Enclosure

A request has been made by the neighbouring property to formalize the rights of access to the garbage facility on the subject lands as part of the development agreement. The applicant has shown details of a proposed gate to the adjacent property, as well as marked an internal garbage storage space within the proposed building as accommodating the adjacent property, which is sufficient for the purpose of the development agreement. Staff are of the opinion that a shared arrangement and the

associated details for garbage use should be discussed and agreed to between the property owners directly and separately from the development agreement.

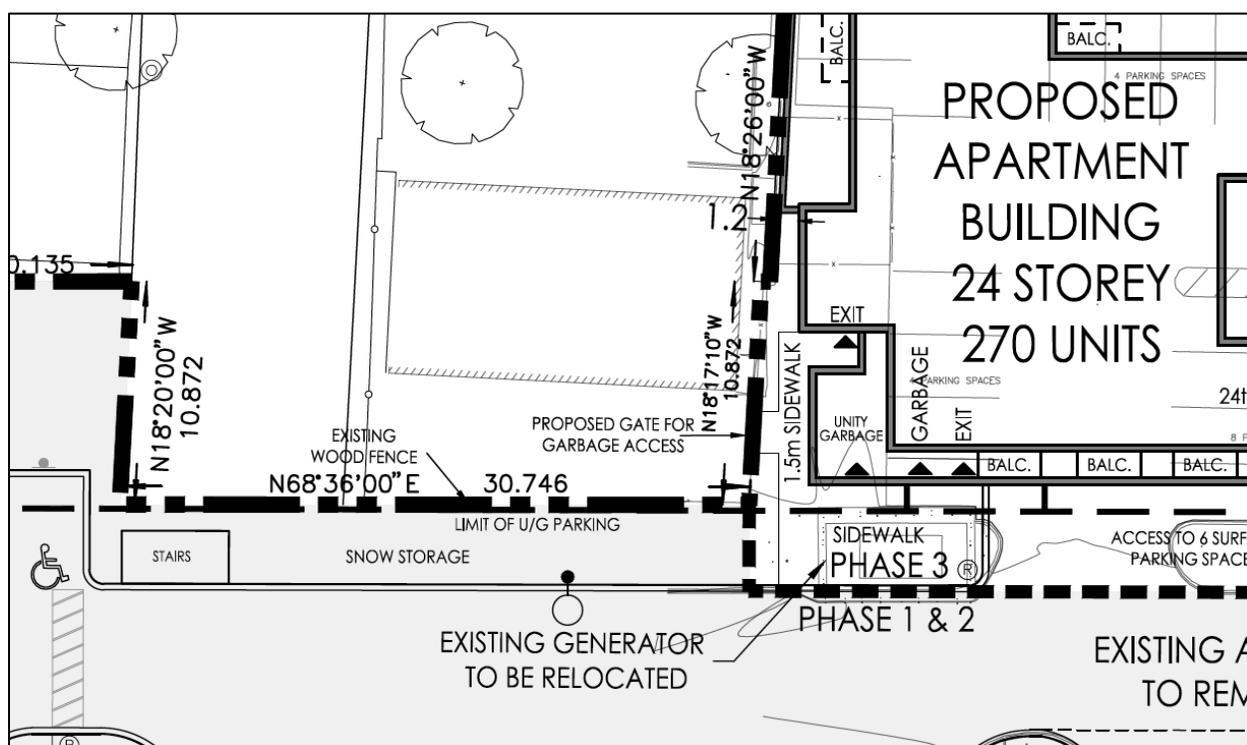


Figure 8 – Proposed Development: Gate for Garbage Access and Unity Garbage Room

4.4 Heritage

The proposed development is located adjacent to a heritage designated property at 717-719 Dundas Street to the west. A Heritage Impact Assessment was prepared at the time of the ZBA to assess the impact and compatibility of the development on the adjacent heritage property. One of the mitigative measures outlined in the HIA was the submission of a vibration study.

A Construction Vibration Impact Assessment was prepared by Stantec to assess impacts on the neighbouring heritage property to the west for the Demolition Phase. The study found that vibration mitigation is not required for the heritage buildings during the demolition phase, and has been accepted by heritage staff.

4.5 Lighting

Concerns were raised regarding the lighting for the site and any lighting to be designed to be sensitive to neighbouring properties. Section 8 of the Site Plan By-law directs that the type, location, height, intensity and direction of lighting shall ensure that glare or light is not cast onto adjacent residential properties or natural areas adversely affecting living environment. Further, all lighting should be limited to, and directed towards the area requiring illumination so as to reduce skyglow and light pollution. For this phase of development, light standards are not proposed due to the building occupying most of the proposed area. Any wall-mounted lights shall be downward cast as per Section 8 of the By-law.

4.6 Interruption to Services

Concerns were raised regarding potential interruptions to services during the construction process. At the time of the Building Permit, and as part of any works in the right-of-way, a Permit of Approved Works (PAW) is required, which would include a tapping permit for connection to municipal water services. Any required interruption to municipal infrastructure for neighbours would be provided with a notice a minimum of two weeks in advance of the works. The interruption in services would be limited to only the required time to provide the connection.

4.7 Outstanding Site Plan Matters

Phase 1 and Phase 2 Site Plan Matters

The existing apartment buildings on site located along King Street and Lyle Street were subject to previous site plan approval applications. The City has not closed the previous files, and maintains security to ensure that the applicant completes the matters below, to the satisfaction of the Approval Authority. There are a number of outstanding items from the previous phases related to:

- Installation of barrier-free parking signage
- Landscaping;
- Extent of parking areas;
- Pedestrian connections;
- Amenity areas; and
- Installation of bollards.

Current – Phase 3 Development Site Plan Matters

At the time of this report, staff have reviewed two submissions for this phase of the development. Remaining comments are limited to:

- Minor site plan matters related to parking details, parkland dedication, details of on-site amenity areas, removal of holding provisions, entering into a bonusing agreement, and addressing outstanding site plan matters.
- Minor servicing matters related to minor revisions for the installation of watermain, fire fighting and servicing plans.

Once these, and any matters raised through this meeting are addressed, the City will be in a position to issue site plan approval, and enter into a development agreement for this phase of the development.

Conclusion

The site plan review process is underway for the proposed mixed-use development. Comments provided through the consultation process and at the public participation meeting will be considered by the approval authority prior to site plan approval. The application, as proposed, is consistent with the Provincial Policy Statement, 2020, The London Plan, The Old East Village – Dundas Street Corridor Secondary Plan, the Z.-1 Zoning By-law and Site Plan Control By-law.

Prepared by: **Sonia Wise, MCIP, RPP**
Senior Planner, Site Plans

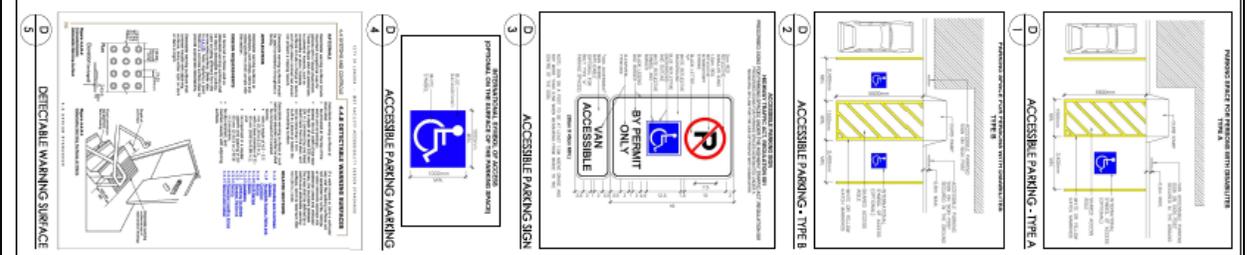
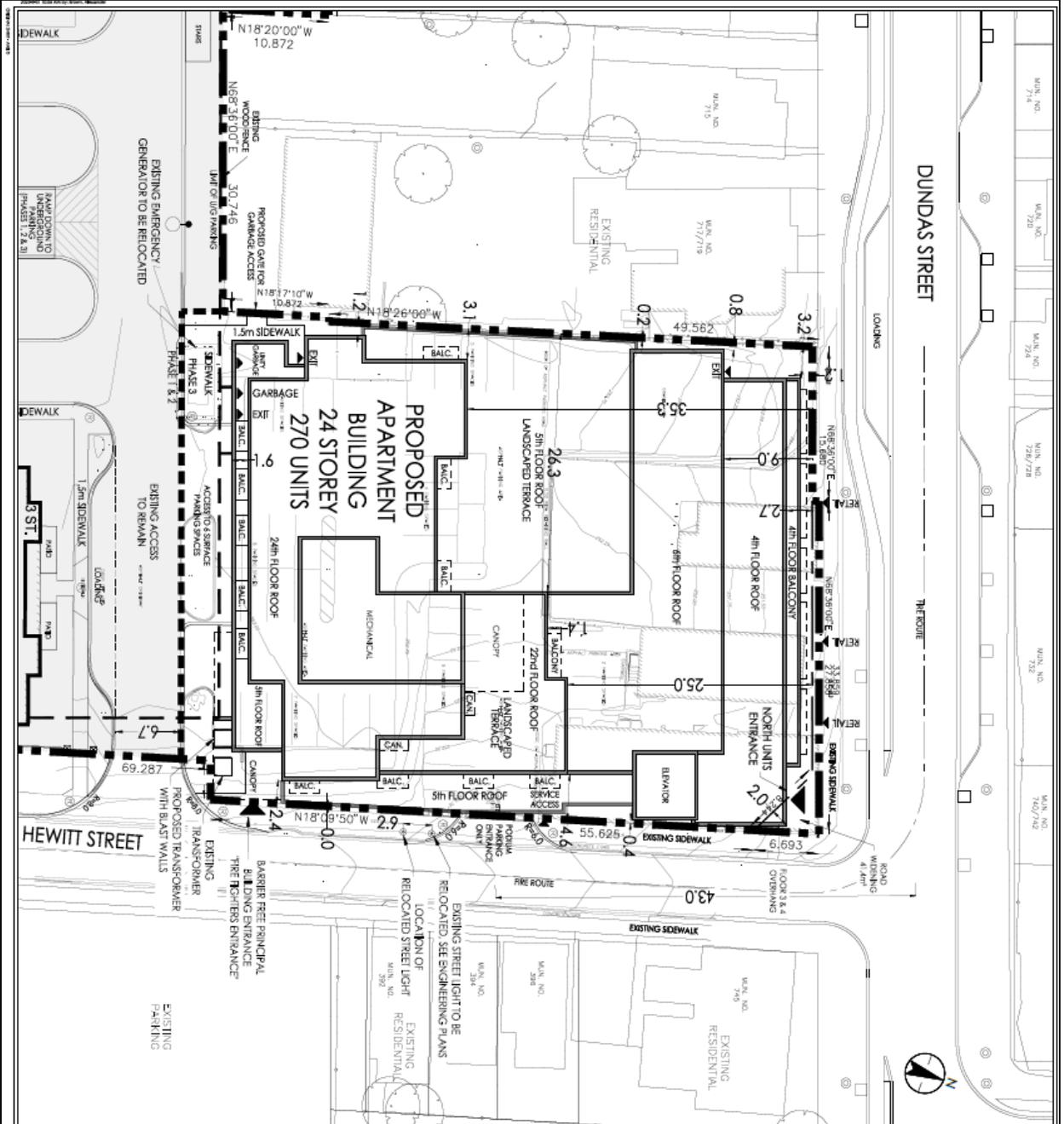
Reviewed by: **Michael Pease, MCIP, RPP**
Manager, Site Plans

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
Ismail Abushehada, Manager, Development Engineering

Phase 3 – Current Proposed Site Plan – Phase 3



Stantec

450-11 Dundas Avenue
 14th Floor
 Toronto, Ontario M5G 1L4
 www.stantec.com

Legend

- REF. BOUNDARY
- ROAD BAY
- SETBACK PLANE 1:1
- ▲ PRINCIPAL ENTRANCE
- ▲ SECONDARY ENTRANCE
- ⊗ DIMENSIONED CURB WITH DETACHABLE WARNING SERVICE PARKING SIGN

Notes:

1. SEE ARCHITECTURAL DRAWINGS FOR UNIT TYPES, FINISHES AND SIZES.
2. SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND SIZES.
3. SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND SIZES.
4. SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND SIZES.

NO.	DESCRIPTION	DATE	BY	CHKD.	APP.	STATUS
1	ISSUED FOR PERMIT	2023	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...

Client: East Village Holdings Limited
 File No. 24155 & SP23-210
 Phase 3 - 729, 735, 737 Dundas St.
 393 Hewitt St, 400 Lyle St & 700 King St
 London, ON Canada

Title: Site Plan
 Proposed Phase 3

Project No.: 16143817
Scale: 1:1000
Sheet: 2 of 2
Revision: 5

North Elevation

Exterior Finish Legend			
Symbol	Panel Type	Symbol	Panel Type
①	CONCRETE WITH BRICK FINISH TO MATCH ADJACENT	⑥	ALUMINUM CLADDING PANEL, COLOR: WHITE
②	GLASS CURTAIN WALL SYSTEM WITH BRICK FINISH TO MATCH ADJACENT	⑦	ALUMINUM CLADDING PANEL, COLOR: BLACK
③	ALUMINUM CLADDING PANEL, COLOR: WHITE	⑧	ALUMINUM CLADDING PANEL, COLOR: BRICK
④	ALUMINUM CLADDING PANEL, COLOR: BRICK	⑨	ALUMINUM CLADDING PANEL, COLOR: BRICK
⑤	ALUMINUM CLADDING PANEL, COLOR: BRICK	⑩	ALUMINUM CLADDING PANEL, COLOR: BRICK
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㉔	ALUMINUM CLADDING PANEL, COLOR: BRICK		

Project Name: Medallion Residential Tower
Location: Dundas - Hewitt, London, ON
Drawing Title: North Elevation

Project Info:
 Project Number: 18-020
 Scale: 1/8" = 1'-0"
 Drawn by: A. Hill
 Checked by: A. Hill
 SHEET NO. **A300**

Zedd ARCHITECTURE
 ARCHITECTURE | DESIGN | PLANNING
 1000 DUNDAS STREET WEST, SUITE 207
 TORONTO, ONTARIO M5G 1R8
 TEL: 416-593-8888 | WWW.ZEDDARCHITECTURE.COM

Appendix B – Public Engagement

Public liaison: On July 20, 2022, Notice of Application was sent to 535 residents and property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 21, 2022.

6 replies were received

Nature of Liaison:

725, 729, 735, and 737 Dundas Street, 389, 391 and 393 Hewitt Street, and a portion of 700 King Street and 400 Lyle Street – SPA22-057 Application for Site Plan Approval by East Village Holdings Limited of Phase 3 located at the corner of Dundas Street and Hewitt Street. Consideration of a site plan to permit a 24-storey mixed-use apartment building, with 243 units and ground floor commercial uses. The zoning on this site includes a holding provision that requires a public site plan meeting before the Planning and Environment Committee.

From: Nick CHEEMA < >

Sent: Monday, December 19, 2022 4:24 PM

To: Wise, Sonia <swise@london.ca>

Subject: [EXTERNAL] enquiry on commercial / residential tower (Medallion) at the corner of Hewitt and Dundas

Hi Sonia,

I hope you're doing well. Would you have any insight into what will happen next in regards to Medallion's proposed tower on the corner of Hewitt and Dundas?

I recall there was a planning meeting in the past few months and I was interested to find out what typically happens next. I own a property in close vicinity and a strong supporter of the planned development. Last time I drove around the neighborhood, the abandoned buildings were still in place.

I wish you a happy holiday and best wishes for the new year!
Thank you

Nick

Delia Wright – telephone, July 25, 2022

- Lives in neighbourhood
- Traffic has doubled or tripled with the construction of the 700 King Street and 400 Lyle Street
- Concerns with increased traffic and safety
- Resident can hear smoke detectors in buildings
- Increased cockroaches in area
- Issue with cleanliness and drugs in area

From: Patrick J Rumsey < >

Sent: Wednesday, August 10, 2022 2:14 PM

To: Wise, Sonia <swise@london.ca>

Subject: [EXTERNAL] File: SPA22-057 (East Village Holdings Limited)

August 10, 2022

FILE: SPA22-057

APPLICANT: East Village Holdings Limited.

To Whom It May Concern:

I have followed the plans for 725-735 Dundas, 389-393 Hewitt and 700 King.
I am in COMPLETE approval of the developers application.
It is my opinion that the process has been going on for far too long and sidetracked by unnecessary maneuvers from third parties.
I look forward to the start and eventual completion of the block.

As a lifelong resident of London (with decades of East London living) I feel very strongly that its completion will add substantially to the value of our neighbourhood.
My only hope is that the RETAIL component be filled by bonafide long term established retailers. We DO NOT need Vape Shops, Pawn Shops or Used Furniture Outlets.

Thank you for the opportunity to engage in this matter.

Regards,

Patrick J. Rumsey

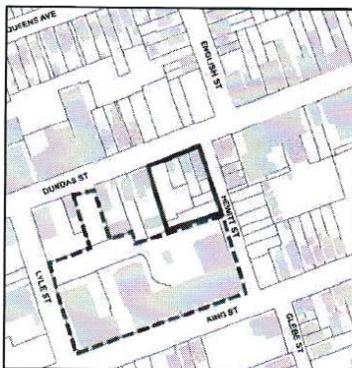
-----Original Message-----

From: Ashley Miller <>
Sent: Wednesday, July 5, 2023 6:53 PM
To: Wise, Sonia <swise@london.ca>
Subject: [EXTERNAL] Dundas/Hewitt St

Hello,

I live in the OEV and I just wanted to comment my full support for this apartment complex. I cannot attend the public meeting but wish it to be known that there is a ton of support in our community for more housing, especially dense housing. Thanks!

Ashley Miller

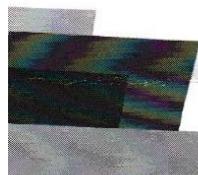


File: SPA22-057
Applicant: East Village Holdings Limited

What is Proposed?

Site Plan Approval to allow for the:

- Development of the subject lands at the corner of Dundas Street and Hewitt Street.
- The Site Plan, as proposed, would result in a mixed-use building of 24 storeys with 270 units and 875 square metres of ground floor commercial and retail uses.



Great Development
HELP The People
Even if Planners Don't

YOU ARE INVITED!

John Brazier
John BRAZIER

August 10, 2022

Sonia Wise
Development and Development
City of London

File: SPA22-057

Dear Ms Wise,

This is to comment on the site plan approval application for the EVHL development at Dundas and Hewitt and ensure that the appropriate agreements are entered into with the developer by the City to support the removal of the H-5 holding provisions. Of concern to Unity Project for Relief of Homelessness is:

- 1) Unity Project's access to garbage disposal on the subject lands is specifically set out in the development agreement of 2008. We want to confirm that this obligation is continuing and that the garbage disposal bin provided (by City/EVHL) has reasonable access at all times for Unity Project's use. This continued ease of access needs to be confirmed throughout the duration of the construction activities and on a more permanent basis following construction.

We currently have a locked gate at our back fence for access to the garbage bin. If this needs to be relocated during the development phase, we ask that the developer be required to ensure continued and reasonable and safe access by Unity Project at all times. Further, we note that the garbage room within the building is at that same back corner where the bin is currently situated outside. We ask that this access in terms of the garbage room in the contained area be provided to Unity Project as required by the 2008 development agreement at all times. We ask that ensuring Unity Project has continued access to the waste / recycling receptacles at all times be incorporated into the Site Plan Agreement.

- 2) We seek to ensure that pedestrian and vehicle access to our property access is unfettered throughout the development process at all times.
- 3) We seek to ensure that lighting is unobtrusive and sensitive to the privacy and use of our neighbouring property, both throughout the construction phase and when the building is in operation.
- 4) We also note that both the City and Developer have referred to our building at 719-721 as being used primarily for offices. This is an incorrect statement, and we ask that it be corrected to refer to actual use which is that it has been consistently used as supportive housing and occupied by residents of our program. Though Unity Project emergency shelter is at this time temporarily operating out of a hotel, the rear building is leased to London CARES 24 hours providing a resting space for people experiencing homelessness.
- 5) We also ask that the City note the heritage status of the Unity Project and risk of vibration impacts from any development along the lot line (0 lot line permitted). The City should ensure that the appropriate vibration mitigation and monitoring measures are implemented to ensure no impacts on Unity Project's existing building. We also ask that the City require throughout the duration of the construction activities be appropriately screened from the Unity Project. We ask that the vibration mitigation requirements be clearly set out in the Site Plan Agreement with the developer.
- 6) What agreements and assurances will there be with regard to the adequate provision of municipal services e.g. uninterrupted utilities during construction proceeding compatible with the adjacent land use of our 24-hour emergency shelter and supportive housing? What are the metrics to determine "adequate provision" and what is the procedure and remedy if not provided?
- 7) Unity Project asks that the Site Plan Agreement recognize the heritage aspects of its building and the appropriate trees and plantings be sensitive to and enhance the existing Unity Project building;
- 8) The vehicular and pedestrian access and walkways for the development should be clearly identified and required by the Site Plan Agreement for the proposed development.

Yours,
Silvia Langer

Appendix C - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	commercial and residential buildings (vacant)
Frontage	49.4m (162 ft)
Depth	varies
Area	0.303 Hectares
Shape	irregular
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	commercial and mixed-use
East	parking lot and mixed-use
South	residential and mixed-use
West	Emergency care establishment and mixed-use

Proximity to Nearest Amenities

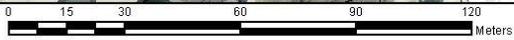
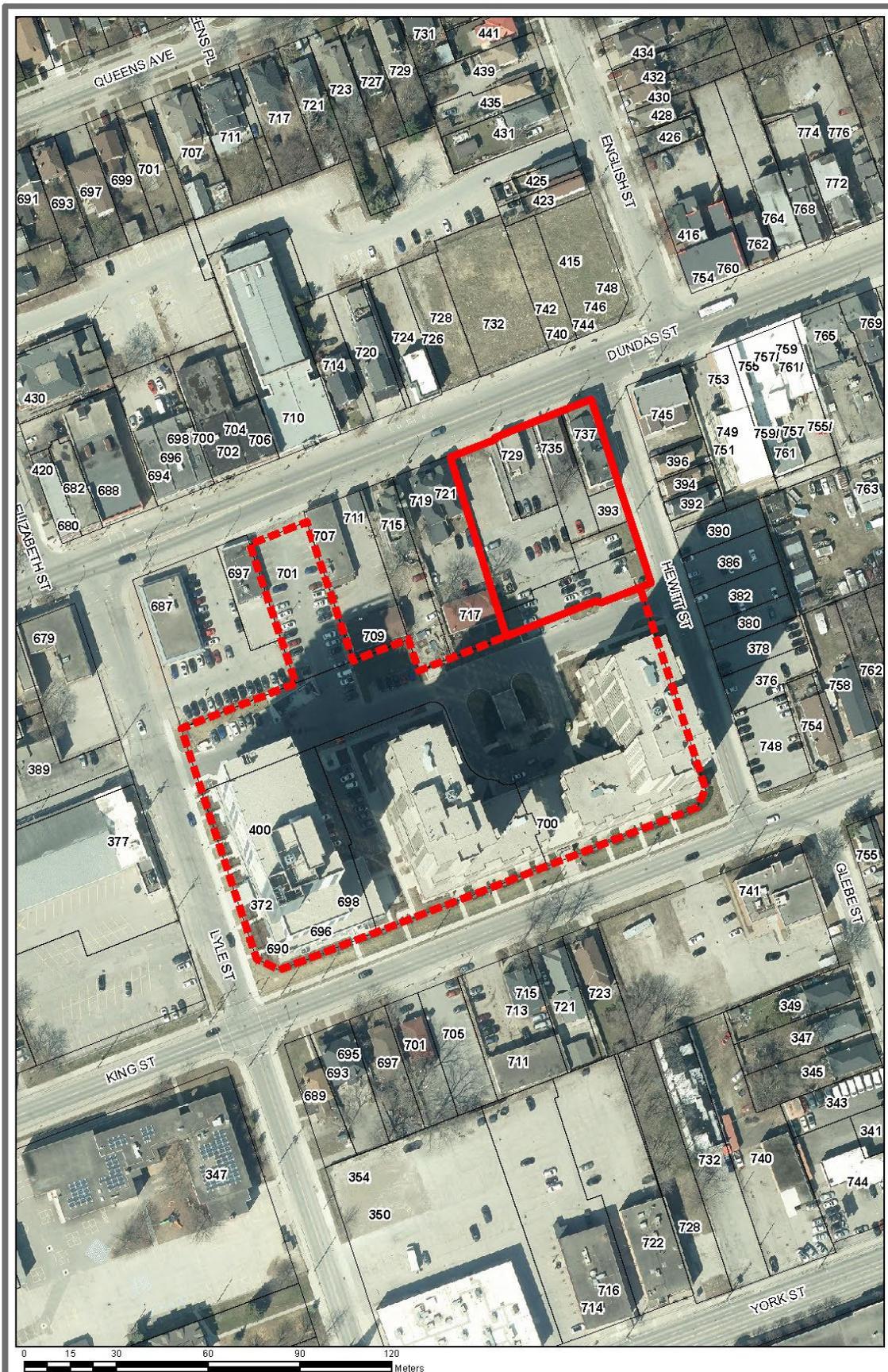
Major Intersection	Dundas Street & Hewitt Street (direct)
Dedicated cycling infrastructure	Dundas Street (direct)
London Transit stop	Dundas Street (direct)
Public open space	Lorne Avenue Park >400m
Commercial area/use	Dundas Street (direct)
Food store	Superstore Gammage Street >1,500m
Primary school	St. Mary Choir Catholic Elementary >250m
Community/recreation amenity	Boyle Community Centre > 1,200m

B. Planning Information and Request

Current Planning Information

Current Place Type	Old East Village Dundas Street Corridor Secondary Plan – Old East Village Core and King Street Character Areas
Current Special Policies	Rapid Transit Corridor Place Type - Old East Village Segment
Current Zoning	h*h-5*BDC(24)*D160*H36*B-32

Appendix D – Additional Maps



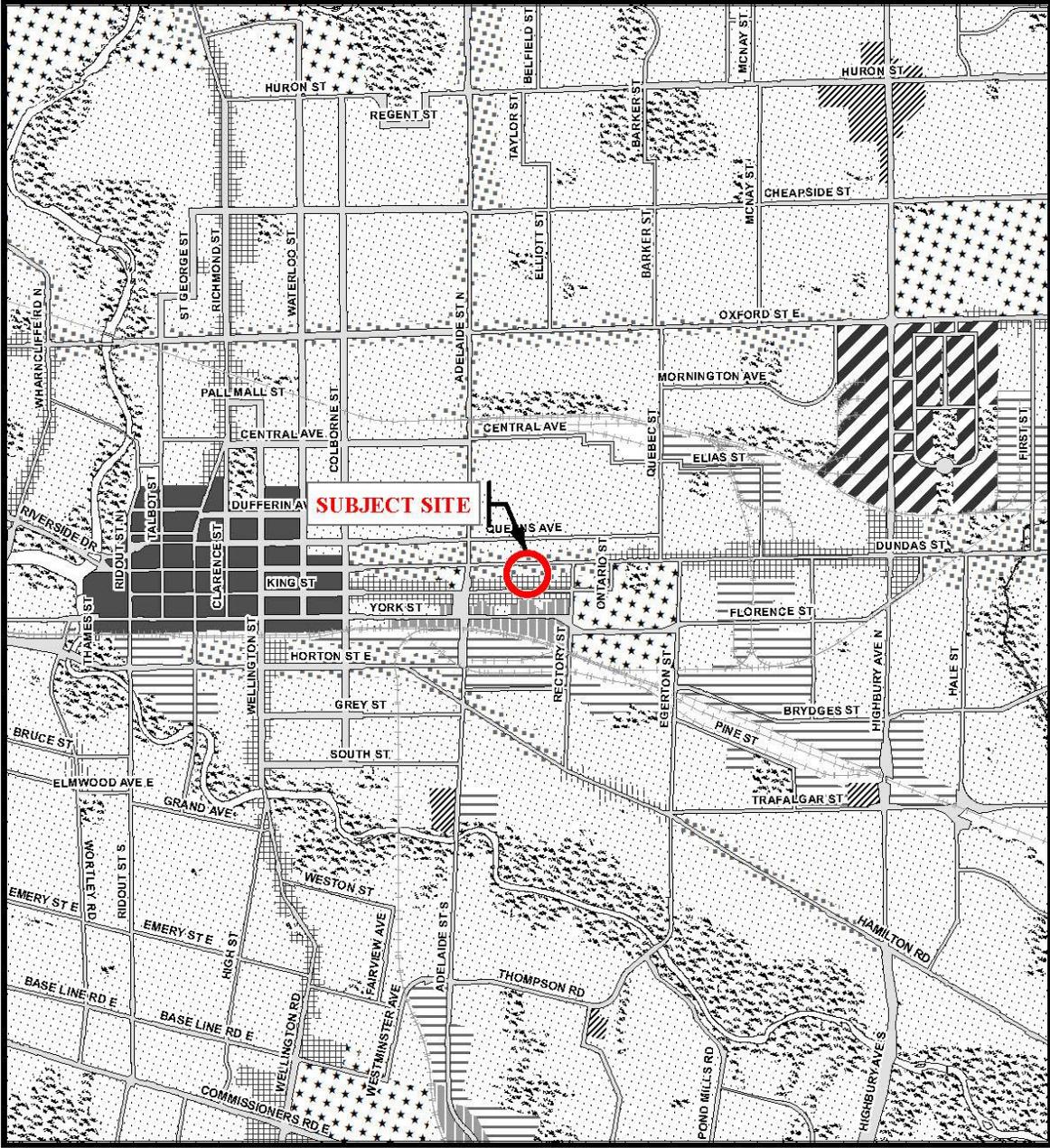
LOCATION MAP

Subject Site: 737 Dundas Street
 File Number: Z-9155
 Planner: Sonia Wise
 Created By: RC
 Date: 14/12/2020



Legend

-  Subject Site
-  Subject Site



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 the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON

Planning Services /
Development Services

**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning Services



Scale 1:30,000

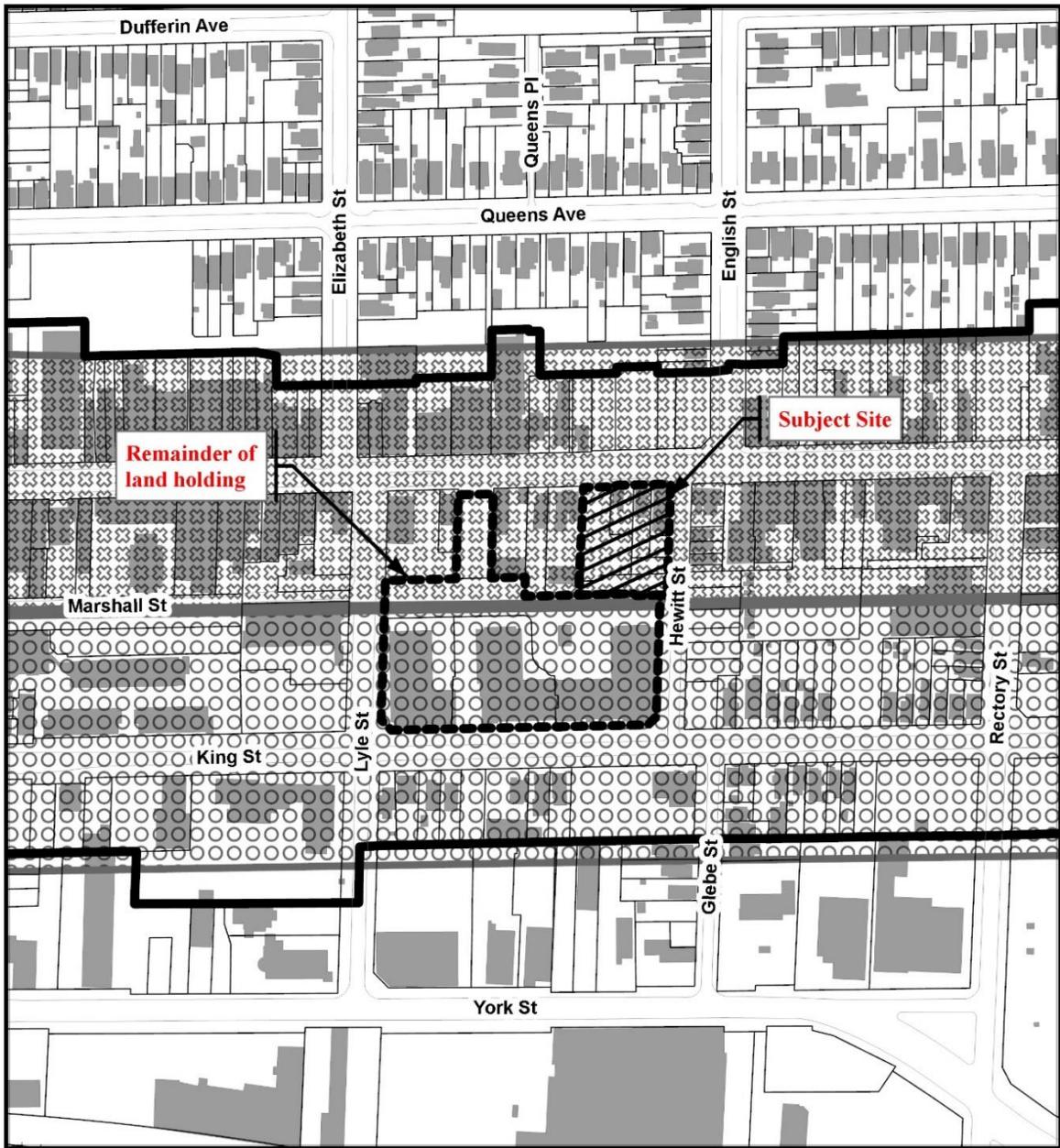


File Number: Z-9155

Planner: SW

Technician: RC

Date: December 14, 2020



Legend

 King Street Character Area

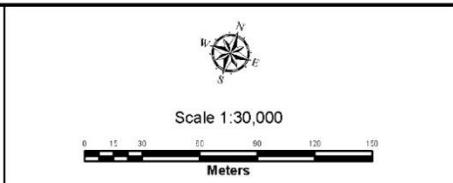
 Old East Village Core Character Area

 Midtown Character Area

 Old East Village Market Block Character Area

 Old East Village Dundas Street Corridor Secondary Plan Area Boundary

CITY OF LONDON
 Department of
Planning and Development
 OLD EAST VILLAGE DUNDAS STREET
 CORRIDOR SECONDARY PLAN
 - CHARACTER AREAS -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-9155
PLANNER: SW
TECHNICIAN: MB
DATE: 2020/12/22