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May 12, 2024

Mayor Josh Morgan and Members of Council
c/o City Hall
214 - 300 Dufferin Ave.
London, ON
N6A 4L9

RE: Item 8.5 -11 – (3.5) 379-390 Hewitt Street and 748 King Street (Z-9718) (Relates to Bill No. 164)

Dear Mayor Josh Morgan and Members of Council,

We are requesting Council to consider granting the original request to extend the existing temporary zone T-79 (By-law Z.1.233099), as approved, for an additional three (3) years in order to alleviate the ongoing parking issues related to the adjacent apartment complex. As approved by full Council at the April 25, 2023 meeting, the approval to further extend the temporary zone for an additional 3 years would be contingent on submitting a building permit application for the proposed apartment building within the adjacent complex (Phase 3), as well as submitting a site plan application for the parking lot. Both conditions have been satisfied by Medallion, with the building permit submitted on March 22, 2024, and the site plan for the parking lot approved by the City, subject to a signed development agreement. This design approved through the site plan process improves existing conditions by adding increased landscaping with tree plantings (30% greenspace), site grading, and stormwater management infrastructure with quality controls.

The requested three (3) year extension will be needed to build the proposed Phase 3 development (24 storey apartment building) at Dundas and Hewitt Streets and get occupancy. If only a one (1) year extension was granted, the upgrades to the surface parking lot would not be logical financially with that short of a timeframe.

We understand that Council does not want to support a surface parking lot, however, there is a strong need for this temporary parking to support the existing rental units and current tenants. Once the fourth tower is constructed, it will support the parking need for all four (4) towers which includes underground and podium parking spaces in significant excess (188 extra spaces) of City requirements. The surface parking lot requested is strictly for the interim while the new tower is being constructed (3 years to build). The BRT line will also run along King Street, and we are looking forward to it beginning operating and helping relieve the existing parking issue as well.

It is proven that Medallion is a loyal developer in London, especially within Old East Village (OEV). Since 2006, Medallion has built six (6) apartment towers, three (3) at Kipps Lane, and three (3) in OEV, totalling 1,517 units. There are currently two (2) towers under construction on South Street, which will total 560 units, and the Site Plan for the fourth tower (phase 3) in OEV is approved, subject to a signed development agreement, which has 270 units, including 13 affordable units. Between these nine (9) towers, Medallion will have constructed a much needed 2,347 units since 2006 in the City of London.

The OEV Business Improvement Area is in support of this temporary parking lot in the interim while the fourth tower is being constructed, in addition to the Local Ward Councillor, Susan Stevenson. We have also not received any comments from the public regarding concerns they have with this application. We believe in OEV and want to continue development in the area to help support the housing needs and targets that the City of London has.

We hope this letter is well received, and that there is an understanding about the importance of the requested three (3) year temporary zone extension as agreed at the April 25, 2023 Council meeting. This surface parking lot will alleviate the parking issues currently faced by the existing complex in the interim while the fourth tower is being constructed. This will also prevent any further undue stress on the current tenants who are utilizing the parking.

Again, at PEC's April 30, 2024 meeting, the committee only extended the temporary zone for one (1) year. This one year period will not allow for the construction of our Phase 3 apartment building. The extension of three (3) years for the existing temporary zone will allow Medallion to complete construction of our Phase 3 tower, which includes an extra 188 parking spaces.

Thanks again for your support in our request to extend the existing temporary zone for an additional three (3) years, File Number TZ-9718.

Sincerely,

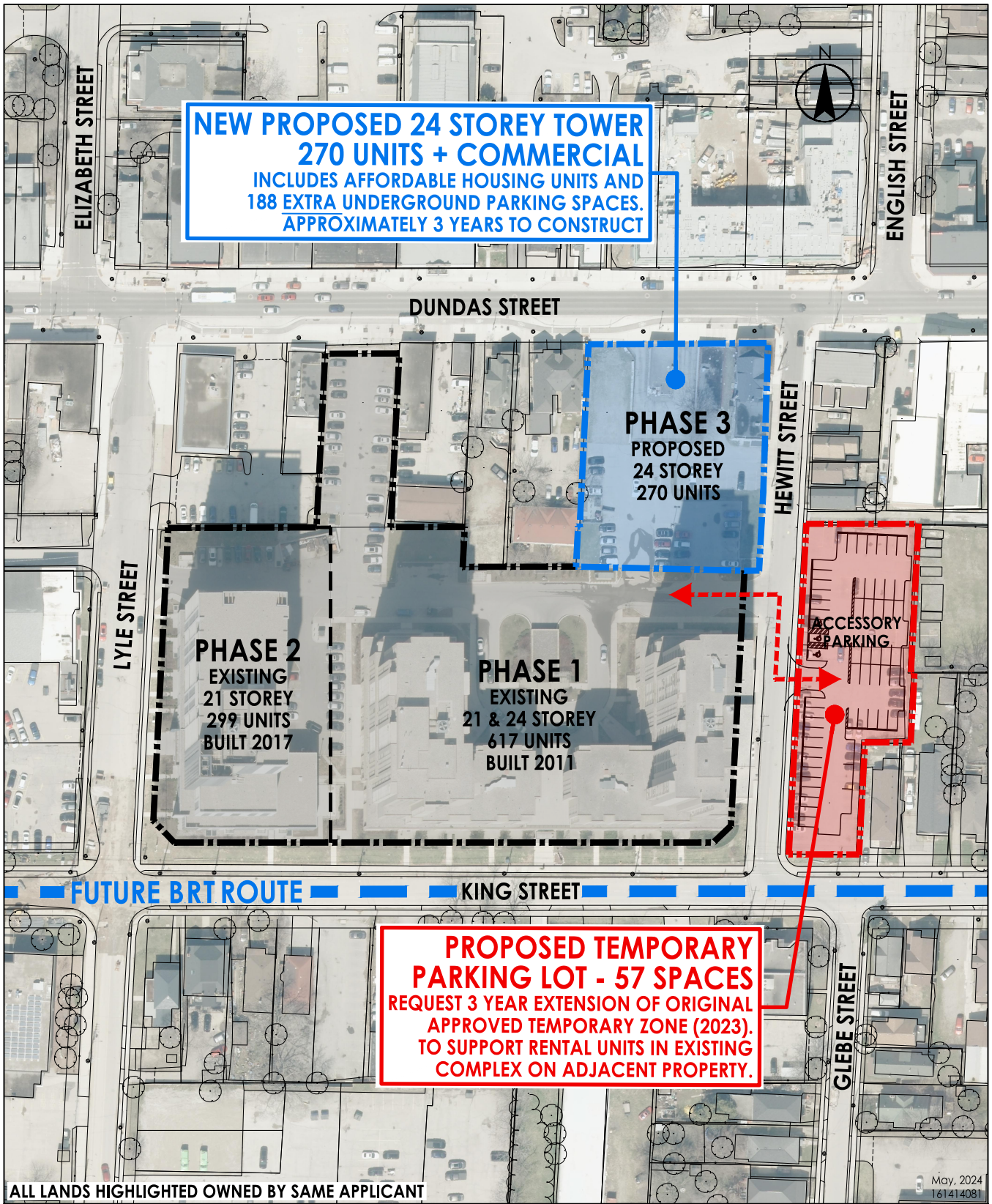


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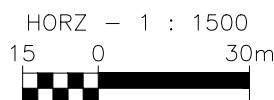
Planning and Development
Medallion Properties Inc.

cc.

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Client/Project

Medallion Developments Inc.
King Street & Hewitt Street
London, ON Canada

Figure No.

1.0

Title

Temporary Parking Lot
Location Plan