

As a result, Council adopted a by-law amendment that allowed the temporary use over the entire property and required a parkette to be located on the lands fronting Dundas Street. The intent of the parkette was to soften the impact on the continual Dundas streetscape and provide a visual buffer of the parking lot from pedestrians on Dundas Street. The temporary use by-law expires on March 8, 2013.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

PUBLIC LIAISON:	On September 7, 2012, Notice of Application was sent to 113 property owners in the surrounding area. Notice of Application was also published in the "Living in the City" section of the London Free Press on September 8, 2012. A "Possible Land Use Change" sign was also posted on the site.	0 replies were received
Nature of Liaison: The purpose and effect of this zoning by-law amendment is to extend the existing temporary zone to allow the surface commercial parking lot.		
Possible extension of the Holding Downtown Area Temporary (h-3 DA1/D350/T-54) Zone for an additional period of three years.		
Responses: 0 replies received.		

London Transit Commission

The London Transit Commission does not support temporary parking lots in the central area given:

- *The trend to renew "temporary" parking lots, on an ongoing basis; noting that this application is a renewal;*
- *Creation of additional parking in the central area is counter to increasing transit mode share targets, as set out in the City's Transportation Plan;*
- *Its proximity to high volume transit corridors (Dundas Street, Wellington Street and Richmond Street).*

Upper Thames River Conservation Authority

No objection.

Wastewater and Drainage Engineering

WADE has no objection to this temporary zoning extension.

Water Engineering

No comment.

Transportation

No comment.

ANALYSIS

Subject Site

The subject site is a 0.65 ha (1.61 acre) parcel, located in a prominent area of the Downtown with frontage on three streets: Dundas Street, Clarence Street and King Street. The site has operated as a commercial parking lot since 2000. As part of the 2007 zoning amendment to re-establish the temporary surface parking lot, a parkette was re-established along the Dundas Street frontage to soften the streetscape view.