



Slide 1 - Z-9576: 376-390 Hewitt Street & 748 King Street



East Village Holdings Limited
March 27, 2023

Slide 2 - Subject Site





Slide 4 – Policy Context

Old East Village Dundas Street Corridor Secondary Plan

- Within the OEV Core & King Street Character Areas
- Up to high-rise forms permitted (9+ storeys)
- Low-rise, mid-rise, and high-rise buildings up to 12 storeys are generally permitted on the south side of Dundas Street, on both sides of King Street, and on both sides of Ontario Street

The London Plan

- Within the Rapid Transit Corridor and Urban Corridor Place Types and the Old East Village Main Street Specific Segment
- In the Main Street segment, the standard maximum height is 12 storeys, and the upper maximum height is 16 storeys
- Evaluation criteria for Temporary Use By-laws in Our Tools also applies

Zoning By-law Z.-1

- The site is split-zoned a BDC(2) Zone (386-390 Hewitt Street) and an R8-4 Zone (376-382 Hewitt Street and 748 King Street)
- Parking rates reduced City-wide in August 2022 (0.5 spaces/unit required for apartment buildings)



Slide 5 – Issues

Issue and Consideration #1: Use

- Recognizing the parking lot through the requested Temporary Zone could perpetuate the use through future Temporary Zone extensions, discouraging redevelopment to a more intense, transit-supportive use that implements the long-term vision for the area
- Approval of the parking lot encourages continued use of automobiles and discourages use of alternative modes of transportation, such as active transportation and public transit
- Parking rates were reduced City-wide in August 2022
- Alternative parking options exist in close proximity to the site

Issue and Consideration #2: Form

- There are several Zoning and Site Plan Control By-law deficiencies in the site design that result in site functionality issues
- Limited landscaping and greenery is provided on site
 - 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 by 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



Slide 6 - Recommendation

Staff recommend the requested amendment 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;
- iii) The requested amendment is not in conformity with the in-force policies of The London Plan;
- 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.