

## 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:** April 11, 2023

## Recommendation

That, notwithstanding the recommendation of the Director, Planning and Development and on the direction of Planning and Environment Committee, 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, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting April 25, 2023 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.

## Executive Summary

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. 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.*

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.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

March 27, 2023: 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street, City File Z-9576, Ward 4

#### 1.2 Property Description

The subject lands are located in the East London Planning District on the northeast corner of Hewitt and King Streets. The lands consist of seven properties, six of which front on Hewitt Street and one corner lot fronting on both Hewitt and King Streets. The lands are currently developed without City approval as a surface parking lot serving 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

The parking lot in its current form does not meet City standards. It was developed with no setbacks from lot lines, landscaping treatments, or parking islands, which affects site functionality and aesthetics. The applicant has requested reduced parking setbacks of 2 metres to the street line, 1 metre to interior lot lines, and 0.4 metres to the sight triangle. While these setbacks do not meet the Zoning By-law requirement of 3 metres to a street line and 1.5 metres to interior property lines, they should sufficiently allow for perimeter landscaping, prevent vehicle overhang onto the City sidewalk, and improve the overall functionality and appearance of the site.

Site Plan Approval will be required as an amendment to the Development Agreement for 690, 696, 698, and 700 King Street and 400 Lyle Street, as the parking lot is accessory to the residential development on that site. Relief of matters related to the Site Plan Control By-law, such as parking islands, have not been included in the attached by-law and would be addressed through the Site Plan Approval Process.

## Conclusion

At the request of the Planning and Environment Committee at its March 27, 2023 meeting, Civic Administration has prepared a by-law, attached to this report as Appendix A, which would permit the site to function as a surface parking lot for a temporary period not exceeding one (1) year. The by-law would also permit reduced parking area setbacks from the street line, interior lot lines, and sight triangle.

**Prepared by:** Catherine Maton, MCIP, RPP  
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

Bill No. (number to be inserted by Clerk's Office)  
2023

By-law No. Z.-1-23\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street.

WHEREAS East Village Holdings Limited has applied to rezone an area of land located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street, as shown on the map attached to this by-law, as set out below;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable the lands located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street, as shown on the attached map comprising part of Key Map No. A108 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.
- 2) Section Number 50.2 of the Temporary (T) Zone is amended by adding the following subsection for the lands known municipally as 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street:

) T-\_ A surface parking lot, accessory to 690, 696, 698, and 700 King Street and 400 Lyle Street, is permitted at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street, as shown on the map attached hereto comprising part of Key Map No. A108, for a temporary period not exceeding one (1) year from the date of the passing of this By-law beginning April 25, 2023.

a) Regulations:

- |                         |   |
|-------------------------|---|
| i) Parking Area Setback | 2.0 metres from the ultimate road allowance, 1.0 metres from interior lot lines, and 0.4 metres from the sight triangle |
|-------------------------|---|

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

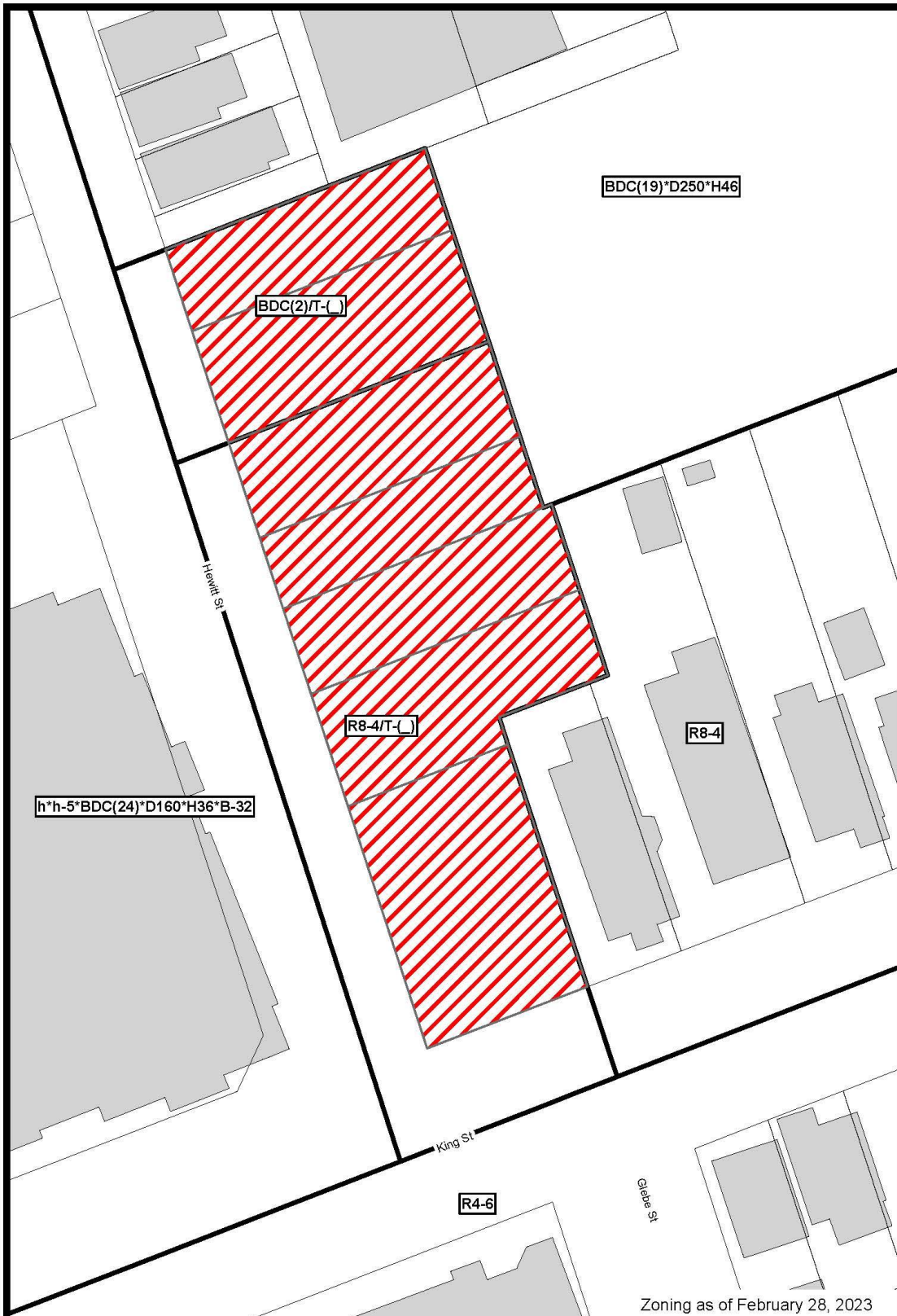
PASSED in Open Council on April 25, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 25, 2023  
Second Reading – April 25, 2023  
Third Reading – April 25, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



Zoning as of February 28, 2023

File Number: Z-9576  
Planner: CM/NO  
Date Prepared: 2023/3/29  
Technician: JI  
By-Law No: Z-1-

SUBJECT SITE 

1:500

0 2.5 5 10 15 20 Meters

