

PUBLIC PARTICIPATION MEETING COMMENTS

June 17, 2014

18. Old Victoria Hospital Lands Secondary Plan and Associated Official Plan Amendments and Old Victoria Hospital Lands Zoning Study

- Tanya Park, Soho Community Association - expressing that this Plan is going to contribute to the London we want to see in the future; a livable, walkable, workable and lovable community; noting that the Association love the proposed river front promenade and love the four corners and that it will be a huge draw for infill in our neighbourhood, it is going to help us get the amenities that we need, desperately; indicating that they want development with welcoming street level amenities and think this is really going to work for them; further we want things like a food market, restaurant, post office; and other businesses that will add to the vibrancy of our neighbourhood, we want wonderful built form for this area, such as historical buildings with great bones that are just begging for a new vibrant life; indicating that they went on a tour of all four of these buildings a few weeks ago, and have to say, the children's war memorial building is not in the greatest of shape but it certainly does have good bones to it and could be adapted to anything that anybody with a good imagination could do; further noting that personally, she would like to see all four of those buildings plaqued, but just not yet; expressing that she would love it if the Committee could say "let's put out an Request for Proposal" for adaptive reuse for all four buildings; understanding we have the phase approach, but we are needing reuse for these buildings why not advertise them all at once.
- Sandra Miller, 32 Upper Avenue – indicating that she wants to commend Chuck, John and the entire Planning team for this amazing project; expressing that it is been really interesting to be part of the public consultations, meetings and to see the potential and the energy that has gone into this whole project, and would really urge the Committee, and further after that Council, to take everything that Staff put into it and everything the community put into it and really dream big; pointing out that she used to live in Ottawa and interestedly moved into a Condo that was an empty hospital building, built in 1875, it had been empty for over 10 years, there were raccoons, homeless people and other assorted issues, there was asbestos, falling floors, it was renovated and restored by a heritage friendly developer, and sold in the span of 48 hours; noting that so as for marketability, she does not think there is even a question, the issues is, of course, is the in between parties, between the market that want to buy it, and she can assure you there are lots of people in London and the surrounding area who would be jumping at the opportunity to live in one of these amazing heritage buildings; indicating that it's a matter of finding the right developers that will have the pockets and imagination and just the sheer daring to do something like this in London, and for some reason hasn't done this yet; and further indicating that she doesn't understand why because the City has all these empty heritage buildings that could be used; noting that Mr. Parker made a point that there were four heritage buildings on the site, but she would argue that there are actually five heritage buildings on the site, we are talking a lot about reuse, it is a thing we hear about a lot in London; expressing that there is a growing concern for the child care centre which has been in operation for over 20 years in a building that backs onto the War Memorial Children's Hospital; noting that it is actually a remarkable 1950 post war, midcentury modern building, and is completely unique in its design in the City, and would very much like to see it preserved; indicating that it has the only marina roof in the entire City that she knows of; noting that she is a modernist architecture researcher; further noting that it was the children's treatment centre for 30 some odd years, until they changed the name and moved down to Victoria Hospital; expressing that it is a growing concern for the Child Care Centre that has been there for 20 years, they love the building, they are a very popular child care centre for people who live across the City and for a lot of people who live in the community; also noting that it is a highly successful adaptive use project, a building that was built for children and is still being used for children, it is a wonderful analogy and is just a wonderful shining example of something that is successful and is being used and has been used continually and hopefully will continue to be used; indicating that it got overlooked in the heritage assessment,

because a lot of people don't realize that a building that is now 55 years old is virtually becoming a heritage building; for your consideration.

- Peter Dziadura, 101 Waterloo Street – indicating his concern about the zoning change; noting that there are a lot of one and two family dwellings that are in this project all throughout, not only on South Street but also within the boundaries of the map; asking how the blanket zoning changes are going to affect the people that own the one and two family dwellings, during the entire process of this change.
- Doug Bale, 776 Colborne Street – indicating his concern with access to the river walk; noting that the map on the screen at the moment makes access from Wellington look reasonably adequate; noting that a little while ago he was in the Planning Office and asked to see the largest scale map they had of it, which suggested to him that the actual walkable access from Wellington will be about 6ft wide; indicating that the pinch point appeared to be inhibiting access to that park from the main street abutting it and the main road that brings tourists into London; expressing that there is a lot of talk about the doorway into London being Wellington Road or whatever; noting that the real doorway into London is when you cross that river bridge, everything else is just strip malls and it looks like a million other cities; further noting that as soon as you get across that bridge you start to see the heart of London, which is what people associate with the name of this city; indicating that you can see that there is a dark green area above the light green area on the map, his understanding was, and hopes he is wrong, that the area is going to be privately owned; expressing that the city can impose controls on it but it won't be public property; further expressing that he would like to suggest that every effort should be made to make access as visibly open to that park from that main artery as possible, by every means at the City's disposal.
- K. Milczarek-Boguslawska, 145 Waterloo Street – expressing that some of her neighbours have the same concern as the gentleman before; noting that there will be consequences of changing the zoning and will we have to pay more taxes; indicating also that the neighbours wonder if the City is planning to buy some property from them; noting that, personally, she is on the left hand side of the very edge, at 145 so the last building, she thinks is 147; and further noting that the people before me were asking if it will be parking lots and that the bulldozers will come and plow us out, so let's sell it to the City; indicating that the neighbours relied on her to go back and tell them if they will be plowed or not; further noting that they care about heritage; indicating that she is over 50 years of age and is heritage herself already; expressing that she really likes it when people take care to put a plaque on ahead of time; further expressing that she really supports and likes the way the direction is going; indicating that she used to walk her dog along the river and noting that it will be really nice to see future residents be able to; expressing that it worries her that private property will not allow her; noting that there are lots of plans, such as kayaking, maybe making a bridge over to connect with the other side of the hospital; expressing she is not sure how far it will go from there; lastly, indicating that yes, we all support it and the neighbours are excited about this.