

PUBLIC PARTICIPATION MEETING COMMENTS

2. Draft McCormick Area Secondary Plan (OZ-7601)

- Kristina Greenway Courey, 857 Princess Avenue, President, Old East Village Community Association - speaking on behalf of the Community Association; expressing pleasure with the vision that they see in the Secondary Plan as it has mixed use and really aligns with what they see for the future in that area; keeping the light industrial component is a good idea mixed with the residential; and, expressing support for the Secondary Plan.
- Frank Felice, resident of the Old East Village – indicating that he has been to all of these meetings about this particular Secondary Plan; expressing support for any changes in the zoning that need to be made in order to make this plan work; expressing excitement because it is a unique opportunity to develop an area so large in a well-established neighbourhood; advising that, with some sensitive planning, it will enhance this particular neighbourhood and keep it strong going forward; expressing excitement that they can move forward with this; and, indicating that they have had a lot of discussions with Planning staff, lots of meetings with the community and he thinks that they have come up with something that can really work.
- Sarah Merritt, Old East Village Business Improvement Area (BIA) and the sister corporation, the Old East Village Development Corporation – indicating that, as people probably know, the BIA has a number of stakeholders who have worked alongside the Planning Department, Planning Services, Urban Design, to really look at this area and come up with a plan that they felt would represent the needs and interests of the overall community, the business community and the BIA; notwithstanding some of the points that have been raised at the last meeting, what she would like to say, on behalf of the BIA, is that they are really heartened to see the project at this stage; advising that it really has benefited from very significant community input; pointing out that when she looks at what is being presented here, she is absolutely amazed at how much that they asked for has actually been integrated into the Plan; indicating that the experience of working with people in Planning has been really incredible because they have really had a reciprocal shared learning process where they brought their knowledge of how community works and how business works and Planning brought their knowledge of how planning and development works; recognizing where their input has been accommodated into this Plan and the effort that has gone into planning for the adaptation of this Industrial site to accommodate mixed uses; advising that, as people will know from working with people from their part of the city, they are very connected and involved in their neighbourhoods; indicating that they have been on a huge learning curve; noting that they are not always the easiest people to work with but what she is always impressed with is the way that the City and Planning has been able to accommodate what it is that they have been asking for; advising that what they requested was a Plan that would allow for the retention of light industrial uses so that this would enable the creation of live, work space; pointing out that, in the Old East Village and in their commercial corridor, the amount of live, work activity that is happening is increasing; pointing out that they are also asking for a Plan that would weave together the new residential developments with existing neighbourhoods so they are really happy to see how well community centre has been included and Ashland, as well as the other areas; advising that they are delighted to see that the Plan locates high density housing on Dundas Street on the south end and it also provides connections to our future rapid transit system; pointing out that, at the time that they started this, in 2009, the rapid transit system was an idea that was being talked about but they have been lobbying very successfully and very hard to make sure that their area was part of that system; expressing appreciation that it makes sense from the perspective of the City and the what they are looking for to have that there; outlining that, from the pieces of what they have been asking for, of what they are seeing is that the elements that she has just identified, they believe, will support the economic renewal of the Old East Village; thinking that the Plan provides flexibility to encourage the growth of their artisanal, cultural and technical businesses, population growth and the integration of new residents in older neighbourhoods; indicating that, of equal importance to them is the fact that the Plan's

special form and design based policies will assist with the design coherence within the whole development area; indicating that they were really concerned because they did not want bits and bobs, they wanted a really integrated area where built form and design complemented and enhanced each other; summarizing that the BIA and Development Corporation support this amendment request, they know that at different stages other concerns will be ironed out but they believe that the implementation of this McCormick's Plan is going to build upon the ongoing economic renewal of the Old East Village commercial corridor; indicating that it is going to contribute to possibilities for the redevelopment of the Kellogg's plant; advising that, with the Secondary Plan, potential for the McCormick's site redevelopment, the potential for the Kellogg's plant and what is happening in the Old East Village commercial corridor, she thinks that they are poised to realize unprecedented economic renewal in the Old East Village and in East London; expressing appreciation to all of the Planners who have worked with them the whole way along and really worked hard to accommodate what they were asking for; advising that it is a very exciting time for them and they are absolutely thrilled to see that they are at this point.

- Benjamin Vasquez, Vice-President, Old East Village Community Association, Board Member, Architectural Conservancy of Ontario and Chair, London East Historical Society, #11 – 416 English Street - echoing some of the comments that have been made so far; indicating that this is one of the best Plans that he has seen in some time; indicating that it is going to be a true landmark in the neighbourhood and it is going to bring them forward in a really interesting fashion; liking that it brings so much attention to the Dundas Street corridor; liking that it interacts so nicely with Old East Village and the Old East Village commercial corridor; pointing out that, as a heritage geek, he likes that it pays so much attention to the heritage buildings in the Plan, which there are many and of a great deal and importance; and, indicating that there is very little that he could possibly say about this Plan that he dislikes and he thinks that as a neighbourhood this is going to be a really interesting and important next step for them.
- Joe Fontana - indicating that while the Kellogg's Plant is not part of the McCormick District, it is, as you know, right along the other side of Dundas Street; expressing appreciation to Councillor Helmer, whom he has met with, as well as the Administration, thinking that what you are doing with the McCormick Secondary Plan, on the other side of the street, is absolutely what they are looking for on the south side of the street; thinking that, as many have pointed out, this is going to be one incredible area when it gets all done; linking Old East with the McCormick District with Kellogg's and as you go out to East London; believing that they are building an exciting place; ensuring, and if someone wanted to change the Official Plan to include them along Dundas Street, that would be absolutely great but he is not asking for that tonight because he thinks that the staff and he have met and there is some exciting things coming down in the future; advising that he can only tell you that the interest, not only in the Secondary Plan, but all of the opportunities that are presented on the next application that the Committee will be dealing with, there is an incredible community there and a demand for people that want to work, live and play in that particular area; and, congratulating the Committee on building an absolutely fantastic east of Adelaide Street.