



Chair and Members of the Planning and Environment Committee,
Municipality of the City of London,
300 Dufferin Avenue,
P.O. Box 5035,
London,
ON N6A 4L9

November 23, 2015

Dear Councillor Hubert,

Re: Application for Amendment of Official Plan for redevelopment of former McCormick's site.

As indicated in our communication regarding the Official Plan Amendment for the McCormick Area Secondary Plan, the Old East Village Business Improvement Area has been one of a number of stakeholders collaborating with the City of London Planning Services, in consultations regarding the Secondary Plan. This has included consideration for the adaptive reuse of the McCormick's factory building and the redevelopment of the site. We are heartened to see progress on this file and appreciate the liability that the City incurred through vesting and maintaining the site.

We are happy to see the possibilities for new residential development, new neighbours, production and commercial activity and residential facilities for senior citizens. Equally important are, the site specific Design Guidelines that will connect development on this site to the McCormick Area Secondary Plan, including recommendations for main street/commercial zoning and connections to our future rapid transit system.

A review of the proposed revised plan demonstrates that feedback from the community has been taken into account. However, we still have questions about how and when the commercialisation of properties fronting on to Dundas Street will occur.

Connectivity through the property from the east side on Ashland to McCormick's Avenue on the west remains important to us. We would expect public pedestrian access to be accommodated west of the Osborne/Ashland intersection to connect to McCormick's Avenue. Methods for ensuring such connectivity require further clarification so that facilities for seniors interact with the surrounding area. We acknowledge that the design of the "campus" -like facilities for senior citizens, should take into account safety issues for some senior populations. Nevertheless, we would like to have further opportunities to discuss how these issues might be

addressed to avoid the "campus" -like design unintentionally assuming fortress like characteristics. We want our new neighbours to become part of our community. Therefore, the Old East Village BIA and the Old East Village Development Corporation respectfully request that Council supports the staff recommendation h-5 for a Public Site Plan review so that the community can effectively contribute to the evolution of these and other matters of detailed design during that stage of development review.

The Old East Village BIA and sister organisation, the Old East Village Development Corporation support the application for an amendment to the Official Plan. We look forward to future opportunities to support development of this important site.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Pate". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Manager,
Old East Village BIA

A handwritten signature in black ink, appearing to read "Sarah T. McNeill". The signature is cursive and written in a slightly slanted position.

Executive Director,
Old East Village Development Corporation.