

From: Benjamin Vazquez
Sent: Monday, November 23, 2015 11:06 AM
To: Watson, Amanda-Brea
Subject: McCormick's Feedback

Amanda-Brea Watson,

The OEVCA has been putting together a formal statement on the McCormick's development. We'll be delivering it in person on the 26th, but we'd also like to include it with the written comments prior to the public meeting.

Enjoy,
Benjamin A. Vazquez, U.E.
Vice President, Old East Village Community Association

On the whole, the OEVCA is pleased with the current proposal for the McCormick's site. We would like to commend introduction of a great deal of density into the neighbourhood in support of rapid transit along Dundas. We appreciate the mix of housing types featured in the plan. We feel that the insertion of extra stories onto the heritage structure as proposed is a fine idea, introducing density and emphasising the changing nature of the neighbourhood while respecting the building's heritage character. And we support the preservation of the main building fronting onto Dundas Street. We do, however, have three concerns.

First, we are concerned about the lack of any retail space in the structure facing Dundas Street. With the pending development of a rapid transit corridor along Dundas an opportunity exists to integrate the development even more strongly with said corridor by using the ground floor in a manner which could attract people from across East London. Indeed, just such a use is envisioned in both the McCormick's Secondary Plan and the London Plan, documents being developed by the city to guide future development in the area.

Second, we are concerned about the development's inward-facing and entirely self-contained character. We feel that this potentially presents a safety concern as buildings present their backs to streets and to the park provided. We are particularly concerned buildings are proposed which border on, but do not face, both the extension of Gleeson Street and the park on the northwest corner of the site.

Third, we are concerned about the elimination of the historic smokestack from the plan, a major landmark which we feel deserves to be retained as the site moves into a new and exciting phase of its future, emphasising the neighbourhood's historic character and creating a sense of place which distinguishes the development from other neighbourhoods around it.