

PUBLIC PARTICIPATION MEETING COMMENTS

9. City Wide Amendments (Z-8703)

- Jeff Pastorius, London Brewing Cooperative, 521 Burbrook Place – expressing support for the staff recommendation for the artisanal zoning amendment; advising that he supports the investigation of patio allowance specifically in the McCormick Secondary Plan and requesting that this be done expediently.
- Jen Pastorius, Old East Village Business Improvement Area – expressing support for the staff recommendation for the artisanal zoning amendment; indicating that the earliest work in the process to revitalize the Old East Village always included a concept of artisanal production as the reality of small and developing businesses that have separate production and retail spaces is not often financially viable; pointing out that production and retail in the same unit would encourage success and growth of small businesses; advising that that is why the Old East Village CIP area zoned as BDC will benefit from the proposed artisanal definitions; indicating that, this change, if accepted, will broaden the depth of what can be produced and sold in the Old East Village and will further reduce commercial vacancies and put more feet on the street; realizing that, although the Secondary Plan is not strictly within the Old East Village Business Improvement Area, it does fall with their sister organization, the Old East Village Development Corporation; advising that it is important to acknowledge that the artisanal definitions will also bring the benefits to the Light Industrial zones, such as the McCormick’s area; pointing out that the two breweries, Anderson Ales and the London Brewing Coop, who have located in the area through the variance process, highlight the interest in the greater variety of the production through the Light Industrial zones and artisanal zoning will assist in making this option more viable; discussing the importance of retail and noting that through the discussions that Ms. K. Killen, Planner II, highlighted, it was very important to include the retail component on the street; working with City staff they were able create that and it ensures that the product that is being produced in the Business District Commercial area is also being sold where it is being produced; realizing that they can sell it elsewhere, but to have it produced and sold onsite really animates the space and it provides an opportunity to be involved in the process and that is really what artisanal is; advising that they were happy to see that included; indicating that further retail growth furthers the growth of artisanal sector of the Old East Village as well as putting feet on the street; pointing out that with the current pressures put on small scale producers this proposed zoning will assist in so many ways; stating that they asked for comments from their business and property owners and some of the comments that they received included “it will provide much needed production/retail spaces”, “artisanal definitions will avoid variance applications, perhaps, thus providing zoning support that small scale artisanal producers need to smoothly open their businesses and provide the positive effects of local economy right away”, “artisanal zoning will broaden what the Old East Village can provide to our customers via greater amounts of retail places and variety of product”; indicating that area property owners recognized that this zoning would be highly beneficial as a tool to encourage quality tenants and further reduce overall area vacancy rates so it was really embraced by everyone that provided feedback and got involved in the process so this has been a very thoughtful process and she would like to thank the Civic Administration; noting that it was a group effort; expressing support for the recommendation to include the proposed definitions as outlined in the staff report; relating to the separate enquiry, as others have suggested, expressing support into the investigation for the inclusion of zoning for patios in the McCormick Secondary Area; indicating that they have all taken a lot of thoughtful time to get here and as Mr. M. Tomazincic, Manager, Current Planning, said, getting this part to move forward is a really great step and then looking secondary at the patios. (See attached presentation.)