

APPLICATION BY: THE CORPORATION OF THE CITY OF LONDON OUTDOOR PATIOS IN ASSOCIATION WITH CRAFT BREWERY AND ARTISAN WORKSHOP ESTABLISHMENTS McCORMICK AREA SECONDARY PLAN AMENDMENTS 521 BURBROOK PLACE AND 1017-1021 PRINCESS AVENUE

PUBLIC PARTICIPATION MEETING ON MAY 23, 2017

Comments presented by Jennifer Pastorius, Old East Village BIA Manager.

The Old East Village BIA alongside the Old East Village Community Association have been member of McCormick Secondary Plan committee since the earliest days. We worked with City staff to provide the local context and vision to City Planning for the McCormick's site. During this process, identified as a key aspect of redevelopment of this area, was the inclusion of mixed uses. It is a unique area of the city that currently offers industrial, light industrial, business district commercial and residential within blocks of each other and mixed use lands would complement the current offering and future intent of the site.

The designations of the subject lands at 521 Burbrook Place and 1017-1021 Princess Ave are in sync with the vision as identified by the McCormick Secondary area plan which looks to transition over time, these lands to permit a wide range of less intensive uses to encourage business development creation and encourage artisanal production, in the form of small business. Therefore, the BIA supports this McCormick's Secondary Plan Amendment recommendation.

Regarding the Artisanal Zoning and the permission of Patios in association with Craft Brewery and Artisan Workshops within Light Industrial lands, as the organization that requested the original review of need for Artisanal Zoning in London, and who supported the now approved artisanal zoning definitions, the BIA also supports the recommendation to allow patios in these areas of definition and designated land uses.

As identified in the report, it is important that certain checks and balances are instituted to ensure that proposed land uses are complementary and not in conflict with current or future ones. I would like to thank City Planning staff for their work to investigate the integration of patios in Light Industrial areas with those considerations in mind, while at the same time also recognizing the level of interest identified by existing microbreweries in London. This kind of consideration for small business is greatly appreciated.