

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 1039, 1041, 1043, 1045 and 1047 Dundas Street (Z-8862)

- Harry Froussios, Zelinka Priamo Limited, on behalf of the applicant – requesting to defer his comments until after the public has spoken in case he has to address any of their comments; noting that he will speak after the public has spoken; advising that Sister Joan Atchison and Mr. Dale Boost are representing the London Affordable Housing Foundation in the audience as well as Mr. Jim Sheffield of Nicholson Sheffield Architects, who is the project architect; thanking staff for their continued assistance on this project, it has been a great collaborative effort; expressing support for the staff recommendation; stating that this rezoning will allow an affordable housing project in the Old East Village and it is an appropriate form of intensification, it meets the Provincial Policy Statement, it meets the City of London's Official Plan, it takes into consideration the surrounding land uses in terms of the height, the form that is presented, the density, it makes efficient use of municipal infrastructure, it is transit supportive and it is going to provide a necessary and desired type of building form in the community; stating that the proposed development is also an excellent example of the type of development that is envisioned in The London Plan along the Rapid Transit Corridor; concurring with the staff analysis regarding the issues that were presented through the consultation process; indicating that it has been an extensive consultation process with the community, as noted by Mr. Boost, they had the public open house on January 31, 2018, received a lot of productive comments and they have made changes to the building since that time which they believe now has made the project even more supportive to the neighbourhood; appreciating the comments that were presented by the Old East Village Business Association, they are an important neighbour, they have a vested interest in this community and they look forward to working with them on this project; their comments that have been presented in terms of the design of the building, the site design, the CPTED issues, they believe that they have already been addressed but anything outstanding can be dealt with through the upcoming site plan approval process and they are confident that they will be able to achieve addressing all of those comments; relating to the parking issues that were brought forward by Mr. Patton on behalf of his client, they appreciate Dr. M. Malizia's concerns but they do not believe that this proposed development will have a negative impact on the existing parking situation on the lands; stating that as was noted a similar project by the London Affordable Housing Foundation exists and the parking rate that is there is sufficiently low that they believe there will be a surplus of parking on this property; combined with the fact that they are going to be on a proposed bus rapid transit route, they anticipate that there will not be a heavy reliance on vehicles on this project and there should not be a parking issue; however, an attempt to address Dr. M. Malizia's concerns their client reached out to him on a couple of occasions through written correspondence to acknowledge his concerns and to suggest meeting with him to go over it and the second correspondence was to provide a couple of measures that would assist in alleviating his concerns; noting that one of which was addressed by Mr. A.R. Patton, to put No Parking signs on both properties to make the visitors and tenants aware that they are not authorized to park on 1033 Dundas Street and second to that their client is also proposing in the rental agreements to put a clause for all the tenants that neither they nor their visitors are allowed to park on that property and if they do so, they are subject to any fines that are incurred to have their cars towed from the premises; beyond that they do not know what they can do to satisfy that concern, he does not believe that there is going to be a parking issue here, they are on a rapid transit route, there is going to be bicycle parking provided on the site; there is parking available on the side streets in the vicinity of this project; believing that this is a good project and warrants the Planning and Environment Committee's consideration. (See attached communications.)
- Stephanie Picnolo, area resident – requesting more information about this building; indicating that that area, in particular, small business owners are trying to revitalize that area; pointing out that she has read that the building located at 812 Dundas Street, wondering if this is also a building that is funded by the same organization; (*Councillor Turner indicates that all questions will be answered at the end of the public participation meeting.*); indicating that the building located at 812 Dundas Street, wondering what the current occupancy of that building right now, it looks pretty desolate to her; wondering if this is the best area for another low income apartment style building to be built; advising that they have a lot of small business owners trying to build their businesses there, they

have the Kellogg's Factory being revitalized; talking to people in her community and concerns have been expressed that this is not the best use of space and people were wondering if there were going to be any other meetings held at a different time as people are still at work and small business owners are still operating; wondering if there will be a meeting at Boyle Community Centre.

- Jen Pastorius, Manager, Old East Village Business Improvement Area (BIA) – expressing appreciation to City of London Planning staff, especially Mr. M. Tomazincic, Manager, Current Planning and Mr. M. Corby, Senior Planner, for their work; thanking the London Affordable Housing Foundation for their ongoing dialogue; noting that they have been in conversation since the earliest days of this project and the BIA is happy to continue to provide local context and perspective; thanking the ongoing collaboration with the Housing Development Corporation; noting that they are pleased to work with them on this and other projects; advising that Old East London was the earliest adopter of affordable housing, embracing the pilot Convert-to-Rent program in 2003; pointing out that they currently have over 370 units, both affordable and geared-to-income in and around, adjacent to their Community Improvement area on Dundas Street between Adelaide Street and Charlotte Street; stating that they are pleased to support balanced and contextualized affordable housing in Old East Village; advising that the report that they submitted earlier contains concerns, however, she is happy to be here to support the changes that have been made to the plans as a response to feedback; regarding commercial on the first floor, the 2005 Old East Village Community Improvement Plan Area identified the east area of the corridor as an area of transition; noting that this was also mentioned by Mr. M. Corby, Senior Planner; pointing out that both the Planners Action Team report and the following Community Plan were instrumental in the success of the area revitalization, previous and ongoing, but they were also a moment in time; stating that the Community Improvement Plan states that it was envisioned that this area, the area of transition, will not serve as an extension for the pedestrian oriented commercial corridor; it appears that both the Planners Action Team report and the Community Improvement Plan were so well thought out, written and executed that they have surpassed the expectations and it is actually a thriving commercial and pedestrian corridor with both long-standing and new businesses creating an anchor at the east end of the Old East Village; advising that this is why it was strongly suggested in the comments that more commercial spaces would be welcomed and likely utilized in this particular development; indicating that it is reasonable to understand why staff would utilize the Community Improvement Plan policies, of course, to inform the recommendations, however, she would love to provide the opportunity to meet with staff to update the policy to reflect what is happening on the corridor at this time and the new utilized and emerging areas that are happening; advising that the developer is not able to commit to commercial units on the main floor at this time, however, the BIA was pleased to learn that the project will retain its commercial zoning, that there will be no built form barriers to converting the main floor apartments into commercial in the future and that the London Housing Development Corporation has committed to a mechanism in the agreement which will allow for conversion if requested; if market demands more retail in the future, the London Affordable Housing Foundation will have everything in place to create commercial space in their building; indicating that another important theme was building design; pointing out that the majority of concerns regarding building design focused on windows, the main entrance and driveways; indicating that the majority of concerns that they provided have been addressed in the renderings that the Planning and Environment Committee was shown at the meeting, which is really fantastic and they are thrilled with the design changes; understanding the context of any new development is key, especially if the developer is not a resident of the area; noting that she is fortunate enough to live in and work in the same area and not a lot of folks get that joy; expressing support for a mixed housing approach, as stated earlier, they have a large concentration of different kinds of services including affordable housing, not saying that they do not need more but they love to be able to see a mixed housing complex which allows for all different folks to live in the same building together and they are pleased to be working with both the London Affordable Housing Foundation, the Housing Development Corporation, in partnership with their foot patrol to provide localized content, identify challenges and work together to ensure that once this development is realized, the new residents of Old East Village will fully enjoy all that the Village has to offer, the BIA is pleased to provide these comments and look forward to working with the London Affordable Housing Foundation as the project develops.

- Sarah Merritt, area resident – advising that she had the good fortune of being involved in the early stages of this development and she had the opportunity to get to work with the people from the London Affordable Housing Foundation and meet up with Sister Joan again after a number of years; advising that, like Ms. J. Pastorius, she is really happy to see the changes that have been made based on the discussions that they had and the community input; relating to the commercial component, she understands that, at this point in time, this might not be something that is necessarily achievable, but she thinks that the fact that the developers were willing to design their building in such a way that, if at a future date, there was an opportunity for commercial development that would hopefully benefit the residents, that that piece is in the development plan so that an area resident who has had some early and middle discussions with some, she is really happy to see how you take an idea, you throw all the ideas and opinions together and you come up with something that works for everybody.
- Alan R. Patton, on behalf of Dr. M. Malizia – indicating that Dr. Malizia has a practice at 1033 Dundas Street East; noting that he is the adjacent owner; advising that, if you look at the proposed amendment to Schedule “A”, you will see the subject property in cross hatching and to the east is Dr. Malizia’s property; advising that Dr. Malizia is a family doctor with a very busy practice at 1033 Dundas Street East; pointing out that his property is immediately adjacent to the west of the subject property and has been for greater than forty-five years at this location; stating that his parking lot is used and is available only for his staff and his patients; noting that a majority of his staff drive to work; noting that it is not a large parking area but it is sufficient for the nature of his practice; advising that his legitimate concern is about the adverse impact on his property; noting that it is not the use of the property for residential, it is the lack of parking for the proposed use and there will be, if this building is at 100% occupancy, there will clearly be impacts from parking; stating that with the forty-one dwelling units as proposed, if there is forty-one people, on person per unit, that is a significant number of parking that could be affecting his property for his parking purposes; outlining that if there is an average of two persons per unit, that is eighty-two persons living on the property and even as a middle ground with sixty-one persons residing in this facility, that is 1.5 persons per unit; stating that the problem is that there is going to be an adverse impact on the parking for his clients and his employees; in an effort to try to lessen this, his staff has written that there are three bus routes that serve this property, the number 2 Dundas, number 7 Wavell and the number 20 Cherryhill; noting that Cherryhill is named for the complex to the west but it does operate on Quebec Street; but that is really of no assistance to him in the proper use of his property; stating that the parking study further referenced a similar affordable housing development owned by the appellant which had a ratio of as low as .36 parking spaces per unit and therefore the recommendation of twenty-two parking spaces; indicating that this is simply not going to be the reality on the ground; without any acknowledgement or comment or analysis, there will be friends, relatives, guests and visitors driving to the site and they will be using those parking spaces owned by his client; believing that it is inevitable that his client is and will be properly and legitimately concerned about his valuable parking spaces to be used by visitors to the apartment; stating that there are no other options for his client other than to take proactive measures for the use of his parking spaces by his employees and patients and that is to post No Parking signs unless you are a patient of Dr. Malizia and/or provide parking cards for his patients to put on the dashboard or the really aggressive approach is to contact a towing company to tow unauthorized motor vehicles; indicating that these are simply the options that are available to him to protect his interest; advising that the density of the site, he has calculated out with the maximum number of units, is 556 units per hectare which is greater than the City’s downtown and he does not believe that either one can state that that level of density is sound land use planning without having an unacceptable adverse impact on his clients’ property; stating that he does not want to appeal to the Ontario Municipal Board even though that is a good place to present your case; indicating that he does not want to deal with the replacement for the Ontario Municipal Board, the Local Appeals Tribunal and he does not want to implement a new office protocol of using windshield parking cards that say this is parking for his patients, his staff, all other vehicles will be towed; noting that there is a company in town that is pretty aggressive about that; asking the Planning and Environment Committee to reject the application at this time and refer it back to staff to work out a more suitable location for the London Affordable Housing Foundation for its good works without adversely affecting a neighbouring land use; stating that either this site is either too small or the proposed building is too large for the site.

- Dale Boost, London Affordable Housing Foundation – expressing appreciation for the comments that they have received so far; advising that the London Affordable Housing Foundation is a volunteer, multi-faith twelve member Board of Directors from different segments of our population; indicating that they like diversity; stating that they are a Non-Profit Registered Charity; advising that, early on in their history, in the early 2000's, three Sisters from the Sisters of St. Joseph's Community, Sister Margo Ritchie, Sister Sue Wilson and Sister Joan Atchison, received a request to see what they could do to help address poverty in the City of London; the result of their search into that idea was that they felt the best way that they could do this was with affordable housing in the City of London; indicating that early on in the formation of the Board, Susan Eagle, former Councillor, City of London, was on their Board for a number of years and today Sister Joan from the original founding of the Board is their Chairman here today; their sole purpose, the only thing that they do, they do not develop land and sell property and units, their sole purpose is to provide safe and affordable housing for the citizens of London who face economic barriers and they provide facilities where they can live in security and dignity; reiterating that that is all that they do; advising that they have two other projects, Savannah Road is a fourteen unit townhouse project and Gethsemane Gardens is a twenty-five unit apartment building, these are both under the affordable housing program; advising that they collaborate and try to be helpful to others in their community, they develop their projects for the citizens of the City of London and this project, in particular, again, it is their project; advising that they do not have a target group for tenancy in their buildings, their projects are open equally to all of the citizens of London; stating that our city has a need and requirement for affordable housing and our sole purpose is to address this need; financing for this project, approximately seventy percent will be grant money which is thirty percent from the City, thirty percent Federal and thirty percent Provincial, the remaining thirty percent of the costs for this project will be a mortgage taken out by their group which they are responsible for; indicating that there is no profit to their organization and any surplus monies are put into a reserve fund for future maintenance and upgrades of their projects; relating to this project in particular, it is a beautiful project, in a great location, forty-one units, with thirty-two singles and nine barrier free; advising that four years ago they identified this Dundas Street area as a place that they want to be and where they want to help; indicating that they purchased this property before McCormick lands were unveiled and long before Kellogg's was sold; advising that they developed a relationship with their neighbours, they made contact with Old East Village to make them aware of their project and updates and to consider their comments and we look forward to continuing their dialogue with them and appreciate the comments of S. Merritt and J. Pastorius from Old East Village; advising that they met with Kellogg's, they went to their open house and they share their excitement and enthusiasm for this area; their next door neighbour, Canadian Core Legion, is most accommodating and they had an open house on January 31, 2018, to the community and they were most interested in providing their facilities to make it like a community event; advising that they have an ongoing communication relation with their neighbour, Dr. M. Malizia, whom the Planning and Environment Committee have just heard from on their other side and they are trying to understand and to address the concerns he has with parking; advising that they do not agree with the comments but they want to listen and to do their best; indicating that they have engaged with a great team who have done their best to work with them to bring their project to this stage; Nicholson Sheffield Architects, Zelinka Priamo Limited and the Housing Development Corporation; stating that the Housing Development Corporation here in London who oversees the affordable housing program has been very helpful in the progress of their project as it would fit into the affordable housing program; after occupancy people will pass this facility and think what a great building in a perfect community location and it will be visually anonymous to its development under the affordable housing program; stating that this is a project for the City, it is not about them as far as citizens and as far as service to our community.
- Frank Felice, resident, Old East Village – expressing support for the project; advising that, in Old East Village, over the last twenty years or so, they have been working on their revitalization and he has always been proud that they did so in a collaborative fashion and with the intention of including everyone in their Village; what was nice about this project, what was good about it, he believes that this kind of project should be as beautiful as possible and he thinks that their feedback in terms of how the building looks, a lot of it has been incorporated and they have come up with a design that, based on what he sees at the meeting, looks very nice, he thinks that it will add to the streetscape, it will add value

to people who live there and he thinks it is a good addition to an area just outside of Old East Village.

- Dennis Meekum, 1247 Huron Street – expressing support for this project; advising that there is a building on Waterloo Street that looks like an affluent building, it has self-contained parking, it fits the neighbourhood, it is a densely populated area; reiterating that he is all for it and he thinks that City Councillors have bigger fish to fry than worrying about something in Old East to tell you the truth.