

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 131 King Street (Z-8902)

- Laverne Kirkness, Kirkness Consulting, on behalf of York Developments – appreciating the fact that this is a very significant development for the Downtown and they appreciate that it is happening in two steps, that is, they come before the Planning and Environment Committee in the statutory public meeting context and then go home and do their refinements and then come back with a perfect proposal; indicating that they are here to listen and are also happy to respond to any questions.
- Bob Usher, CEO and General Manager, Covent Garden Market – expressing support for the application; feeling that it is a positive step for Downtown in the vibrancy and they expect all of the tenants will be shopping at the Covent Garden Market; expressing minor concerns; however, they seemed serious enough that they felt they had to bring them forward tonight; stating that when you look at the development and when you look at the proximity of where they are intending to have cars exiting onto King Street it is almost adjacent to the underground parking at Covent Garden Market, when you put the two together and especially with Bus Rapid Transit, which, if it goes ahead, they think there is going to be a major traffic problem and they believe that if there is going to be the parking exiting onto King Street it needs to move up a bit further the other way, closer to Budweiser Gardens, on the westerly side so that they are not almost identically across from each other; pointing out that you have to remember that when there is a major event, certainly at Budweiser Gardens or in the Downtown, they have almost five hundred cars leaving the parking almost all at the same time; stating that they are never going to get out of that apartment complex if it is directly across from the Covent Garden Market parking; suggesting the applicant take a look at where it exits and even move it up a bit rather than directly across from them; expressing another concern, that if you look at the way the building is seemingly being developed in between the adjacent property where Suki has his hair salon, there is a four foot alley; believing that a four foot alley is looking for trouble; believing that it should almost abut onto Suki's building and there are other concerns that Suki has brought up in his documents that he sent forward but they see the two items that he has mentioned they feel are very serious and need to be addressed.
- Greg Priamo, Zelinka Priamo Ltd., on behalf of Ms. Mendez, who owns the properties directly to the west of this property, 123, 125, 127 King Street – echoing the comments of Mr. B. Usher, Covent Garden Market; advising that they like the idea of the project and think it has a lot of very positive attributes and it has the making for a good addition to the Downtown; advising that their clients' interests are very particular, of course, as they are right beside it; indicating that they have three two-storey buildings that will now be next to a thirty storey building, they have residential units that face the laneway between their property and the York development and they are concerned about the functionality of those spaces, the aesthetics and the livability of those spaces going forward; expressing concern with the period of time when the building is under construction and the impacts that that may have on the function of their clients' buildings in both commercial and residential respects and that they will be managed properly; expressing concern about the function of the laneway between the two properties; stating that the ownership issue of the laneway is still subject to some review although, as it stands right now, each property owner alleges ownership of half the laneway; advising that his client has established access use over the entire laneway historically; looking to resolve that; that being said, during the process to date, they have been in contact with York Developments and they have been very responsive to their concerns, they have met with them on several occasions and they are working through these processes and these issues and at this point they are very hopeful because the

discussion has been very constructive and positive that they can, as the project continues to evolve and finalize, that they can get into some of the details that will be necessary in order to be satisfied with some of these issues and, through this forum, they would encourage staff and York Developments to continue to pursue that process and they will certainly do their part to try to resolve any issues that may come about; advising that they provided a letter to staff and Council; noting that it is on the Planning and Environment Committee Agenda and it provides more detail as to the aspects of some of their concerns; encouraging the Planning and Environment Committee Members to read it; he knows that staff has been through it carefully; hoping that they can resolve those issues and move forward with a positive development.