

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 147 – 149 Wellington Street and 253 - 257 Grey Street (Z-8905)

- Maria Gitta, 117 Clarence Street – believing that this is too massive of a project and she has noticed especially being more familiar with South London and Old South London, there almost seems to be a disrespect for what exists and this need to intensify to such an extent that it makes the quality of living for people around very unpleasant; indicating that she could see maybe eight to ten storeys on this project; expressing displeasure with bonus zoning; wondering what bonus zoning means; is that an excuse to have a one-time exception to this kind of project because then it falls back into we have planning issues that the City runs and then they get exceptional one-time excuses that they do not have to follow that and if there is going to be Bus Rapid Transit along that route, why do there need to be two layers of underground parking when everybody should be hopping on public transit and that could reduce the levels of the building right there; noticing that, in the comments from the past, not that there were many, statements like meets the needs to balance the neighbourhood, that is totally meaningless, that means absolutely nothing; expressing that she is not sure how you would give weight to something like that as this process continues; reiterating that it is too much, it is too big.
- Harry Froussios, Zelinka Priamo Ltd., on behalf of the applicant – see attached presentation.
- David Yuhasz, Zedd Architects - see attached presentation.
- *(Councillor A. Hopkins enquiring about the number of underground and above-ground parking spaces.);* Mr. H. Froussios, Zelinka Priamo Ltd., responding that there will be two hundred total parking spaces, one hundred sixty-two of them will be underground and thirty eight will be surface parking for accessible needs, visitors and commercial requirements as well.
- *(Councillor J. Helmer enquiring, if the ground floor units were not residential and were commercial instead, what is the commercial square footage that would be available at the ground level, roughly.);* Mr. H. Froussios, Zelinka Priamo Ltd., responding that the residential units will be of a certain size and the commercial could be expanded depending on the needs of the individual tenants; noting that it is approximately four thousand square feet for a single unit; *(Councillor Helmer enquiring, for that kind of square footage, is the agent for the applicant thinking that if there were requirements around parking for the commercial space that the surface parking would be able to accommodate all of that.);* Mr. H. Froussios, Zelinka Priamo Ltd., responding that he thinks it would accommodate some of that but at the same time they are going to look at maybe, if necessary, a reduced rate to take advantage of the fact that it is on a Bus Rapid Transit line as well.
- Resident – enquiring how long it takes to design one of these buildings, on average. *(Councillor S. Turner indicating that the Committee will collect all of the questions and respond to them at the closing of the public participation meeting.)*
- Sam Trosow, Broughdale area – asking that the Planning and Environment Committee not characterize any objections he makes to this as NIMBYism because it is not; advising that he has no objection with intensification; understanding that this is an underutilized site; understanding that it is the policy of the City to build inside the core and up; noting that he does not have a problem with any of that; thinking that this is a good site to be intensified especially since it is a parking lot; however, his problem, and what he has spent all of his time on today, is the question of the bonusing because he thinks that if you are going to engage in bonusing, you have to understand what the base is; stating that the allowable density now is two hundred fifty units per hectare and they are asking for five hundred ninety-three; indicating that is a big bonus, that is not just a little fifteen percent tip that you are getting on the side; that is a big bonus; advising that the current allowable height is twelve metres, they are asking for sixty-three; reiterating that is a big bonus; indicating that the question is not whether there should be a big development here, that is fine, but the question is that if you are going to engage in the practice of bonusing, what are you getting for it and if you do not get something that is a public benefit, a community oriented, a community facing public benefit, you are really frustrating the purpose of the density bonus provisions; thinking

that we have to look very carefully at what you are getting; stating that all he has to go on, so far, is the Planning Justification Report, and what you are getting is really nothing because the only things that are mentioned as enhancements in the Planning Justification Report, on pages 17, 18 and 19, are underground parking to the rear and high quality design; indicating that you give someone bonusing for a high quality design, they are going to say that otherwise they are going to do poor quality design, a mix of building materials, an entrance near the intersection; oh, great, there is going to be an entrance near the intersection; pointing out that these are not public benefits that qualify as things that you should be giving huge, massive bonusing for; balconies on all sides of the building, yes, if they want to market these units and he presumes that they are going to at least be at market rate, yes, a balcony will help them sell units but that is not a public benefit for the purposes of bonusing; what are some examples of things that would be public benefits for purposes of bonusing, well, even before you have your Inclusionary Zoning by-law done, you could ask for a set aside of some number of affordable units, yes you can, you can do that under bonusing and you are not under any legal obligation to give the bonus; you set the terms, you go to the negotiating table with some reasonable demands; stating that everybody is in favour of affordable housing, put some in this site; there are some other things you can do, the report that he read said nothing about bicycle storage, nothing and the number of accessible parking spaces, he thinks they said five; noting that is pretty small; what is the setback they are asking for in the front, oh, right, it is a round number, it is zero; indicating that is not reasonable; you need to have a drive-through area on the first floor, make it cantilevered if they want so they are only losing two or three floors but if you think it is a good idea to put up a big apartment building without any type of a drive-through in the front for pizza trucks and FedEx deliveries and what have you, look at the Luxe on Richmond Street, that is what is going to happen; advising that this is a transportation corridor, the very fact that this is a transportation corridor is why you have to create a little bit more space in front; zero setback, really, you should be asking them to dedicate some space in front so that the public is not squeezed, you should be asking for some type of bicycle storage, you should be asking for some better accessibility, you should be thinking about what the traffic situation is going to be and you have not done that, not yet; you can take this back but he has seen some of the bonusing arrangements that you come back with and he has seen too many situations which the developers have been given huge bonuses for using nice materials; indicating that you have got to do better than that; advising that is what he wanted to say; reiterating that he is not against the project but he thinks that if you give this away, the massive bonusing that they are getting, without getting something substantial, public benefit bonusing, in return, you are setting a very bad precedent.

- Fabian Haller, area resident – advising that she has been living in the area with her family for about twenty-five years now; expressing appreciation to Mr. S. Trosow for having some very good points; indicating that she and her family are extremely excited about this development; pointing out that they attended the June meeting and were very pleased with the design that they saw; thinking that there has been a lot of improvement; expressing that what gets them really excited, having lived in the neighbourhood and recently having purchased another property in SoHo is the potential that is happening; they are excited; noting that they have three young adult children that have spent time in Toronto going to school and when she showed them the plan of this they were excited, it is so great to see young people excited about what is happening in London and considering that this is something that they might want to live in one day; advising that she does not have any questions or demands but she wanted to make sure that their voices are heard, that they really enjoyed seeing the proposal and they really hope that it will happen for them and for those younger people that we are all trying to retain in this city.