

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.8 PUBLIC PARTICIPATION MEETING – Application –230 North Centre Road (OZ-8874)

- Andrea McCreary, Planner, Stantec Consulting and J.P. Thornton, Project Architect, Kasian, on behalf of the applicant – advising that, this evening, we have project Architect J.P. Thornton, from Kasian and our Senior Hydrogeologist, Grant Whitehead, from Stantec Consulting; indicating that the same consulting team for this proposed development has worked on numerous developments in London; including Azure, Riverwalk and the Villas of Wortley; advising that, the applicant, Tricar, is an established developer who has been developing and managing award winning high rise residential family developments for over 30 years; pointing out that they have received the Tarion Award for the High Rise Building of the Year three times and have been selected as finalists for this year; stating that they have recently completed projects in London and across Southwestern Ontario to demonstrate quality in the form of their buildings; they are committed to providing compatible, cohesive homes for the communities in which they live and work; the subject site is located on the Northeast corner of North Centre Road and Richmond Street; there is approximately eighty meters of frontage across North Centre Road and the site is approximately 1.6 hectares; the Richmond Woods Retirement Village is located east of the site and there are residential and open spaced lands to the north; the Masonville commercial node, transit services and the City's proposed rapid transit station are located within a short walk; the site is currently vacant and underutilized and there are no heritage, environmental or natural hazards impacting the site; the site is also not within the protected view corridor; our Senior Hydrogeologist confirmed there are no anticipated impacts with respect to ground water; there is significant demand for the proposal type of accommodation in this area; the built rental at 300 North Centre Road and at 1985 Richmond Street have a waiting list and there are two sold out condo buildings on Sunningdale Road just west of Richmond Street; an extremely high turnout of perspective buyers for this proposed development came out to both public information centers; the current Official Plan saw many high density parcels built out as medium density; this has created a major shortage of high density living options in one of the most densely populated nodes in the city; the adjacent land uses are designated as high density along the south of North Centre Road to the west along Richmond Street and additional medium density residential to the north and to east of the site; some of these high density designated lands were built there as one story medium density developments; the Official Plan Amendment request is to change the existing multi-family medium designation to a multi-family high density designation; this will permit the proposed building and provide for an efficient use of land, energy, community services and facilities; the proposal conforms to the general intent of the Official Plan and to the Provincial policies which are to design high density along transit nodes and corridors near regional and community shopping areas such as the Masonville commercial node, transit services and open space for recreation and amenity; the site is located within the built area boundary, the primary transit area and designated as Transit Village Urban Place Type in The London Plan; these designations were voted on with unanimous support from this City Council who supported the intensification and heights; The London Plan has had a significant amount of public consultation throughout the process and the application is proposing a development which will implement these policies of The London Plan; the City building policies support and encourage intensification and development on vacant and underutilized lands; the Transit Village Place Type promotes exceptionally designed high density residential development that supports both active and public transit; the proposed development conforms to The London Plan and this provides an opportunity to initiate the City's vision through The London Plan without disrupting the existed uses; the existing holding residential zone permits apartment buildings, nursing homes, town houses and like uses; the request for the Zoning By-Law Amendment to change the existing zone to a Residential Bonus zone would permit the proposed development and update the zoning to be in conformity with The London Plan; the initial Zoning By-law Amendment request was for a 22 story apartment building on the subject site; Tricar has put significant effort into community consultation and there has been more public consultation for this project than any other project that they have worked on; they have hosted two public information meetings in March and July of this year and a Planning and Environment Committee meeting open to the public for the original 22 story building

which was held in July; Tricar reached out the Ward Councillor had few meetings and additional meetings with the Councillor and members of the community; their goal was to minimize any impacts that the community members and neighbours have brought forward; this process included six building redesigns while working with and obtaining feedback from the neighbours, Councillors, City departments and other involved stakeholders; significant revisions to the design were the height reduction and the tower location change; this has significantly reduced the shadow impacts; the figures on the screen show the existing conditions, the initial 22 story building shadow impacts and the current proposed 18 story shadow impacts; the height reduction and the tower location change did make significant improvements to the south east and it completely eliminated them during the summer and winter months; it is important to note that the courtyard shadows itself; the highlighted orange section on the screen shows the maximum amount of additional shade that will occur onto the adjacent court yard; it will be a maximum 30 minutes and that will occur at the spring and fall equinox; the shadow time will decrease through the year as we move to summer and winter respectively; the shadow comparison on the screen shows the same, but this is for the summer solstice and as you see there will be no shadow impacts to the adjacent courtyard; again this is the winter shadow comparison for the same proposed; the proposed development includes the change in the building location from the south west to northwest, the reduction in height from 22 to 18 stories, the addition of a rooftop amenity space, a six story wing to the north side of the building and a 10 story to the west, three levels of enclosed parking which will provide sufficient space for residents and for visitors within the site; the extension of the podium town houses across the entire frontage of Richmond Street and consolidated site access and alignment with the existing North Centre Road access to help limit vehicle conflicts. (See attached presentation.)

- J.P. Thornton, Principle, Kasian - we had several session with Urban Design Panel twice and he thinks that with all the changes from the public consultation we have actually got a better building than the one we started out with; as we talked about, it is located close to public transit which higher density is more appropriate; it also provides an entrance to the City from London coming down Richmond Street from the north; the active ground floor uses include town houses and amenity at a pedestrian scale and a high quality entrance and plaza on the corner of North Centre Road and Richmond Street is going to give back something to the city; most of the parking is either screened or underground by active uses and a mixture of widow wall and punched windows in the tower breaks down the mass; a gray definer grained material such as brick veneer to create a more home like feel; the rest of it talks for itself I guess.
- Alisdair Rose, 180 North Centre Road – thanking the Committee for this process; expressing appreciation to the Planning and Environment Committee, Councillors and City Hall staff for guiding and steering this City of London; advising that they have attended presentations at St. Jude’s Church, St. Joseph’s Hospice and the City Hall Planning and Environment Committee’s overflow and standing room only; indicating that they are strongly opposed to this 230 North Centre Road High Density amendment; stating that density is approved by City Council related to bonus provisions; outlining that bonus provisions are basically upgrading to enhance high quality development; indicating that a significant bonus provision is a generous significant contribution to the future transit station at Masonville Mall, \$250,000; pointing out that one level of underground parking is also a bonus provision, along with other bonus provisions; believing that bonus provisions should not be a trade-off for bonus storeys regarding the height of the building; indicating that all developments should be built on their own merit, design and architectural enhancement without bonus provisions; advising that this development is based on the Transit Village status based on the Bus Rapid Transit plan; noting that the Bus Rapid Transit plan is still in its draft stage and this is pre-development; indicating that 230 North Centre Road is a high, dense, density, medium density, as zoned, is what we would like it to be built as.
- Rob Croft, 145 North Centre Road – advising that it is clear that this community is not asking for single storey homes to be built, just something that does not overwhelm the neighbourhood and the entrance to London; indicating that this application is confusing and is lost somewhere between the Official Plan, the

London Plan, future Bus Rapid Transit, ReThink Zoning and an already established neighbourhood so please reject this application; advising that Tricar and City Planning have not been compliant with the motion passed at the July 16, 2018 Planning and Environment Committee meeting; pointing out that the community respectfully waited for a future public meeting but this never happened; advising that he reached out, through e-mail to Mr. Carapella of Tricar regarding the design of the building but did not get a reply; indicating that many of them e-mailed Planning, asking about a meeting but still nothing; expressing encouragement that, at the July 16, 2018 meeting, the Planning and Environment Committee expressed concerns about the scale of this project and this shows that we all know that this application goes against many urban design principles and will stick out like a sore thumb if built in this area; stating that, after reading the final report, he has the following comments; from the eighteen storey design shown at the July 16, 2018 meeting to the final design, there is no appreciable difference in the scale; two hundred thirty apartment units on this site, that translates to a lot of people for one hectare; indicating that it is not right to issue bonusing for increased height and density for donation to a future transit station when Bus Rapid Transit has not yet been finalized and we await an upcoming election; advising that one level of underground parking is surely not a bonus; wondering how that helps the community; the artists' rendering of this building in Schedule 1 is drawn in a way to make the building heights appear less imposing than they would in full scale therefore appearing more acceptable; the shadow study only mentions the seniors apartments, at least in the Planning and Environment Committee Agenda it did; indicating that the areas to the North, West and South are all affected, there is a shadow that you can get as high as Chantry Place from the top of the hill; stating that an eighteen storey building towering over their community will have a negative impact on their quality of life; advising that a New York City Controller, Scott Stringer aptly said "When it comes to urban planning, we need to do a better job of listening to the existing communities. Engaging residents and considering the long-term impact of rezoning on the people who have lived in our neighbourhoods most, if not all, of their lives. Once a developer's shovel hits the ground, the dye has been cast for generations. We have to do this right."

- Randy Warden, 205 North Centre Road – *Councillor Park wishing to put in a point of order; respectfully not wishing to interrupt a public participation meeting but at the meeting they had prior, there was no opportunity to refuse because they were not dealing with an application at that point in time. Wanting to be clear for everybody in the room.) See attached presentation.*
- Michelle Stanescu, 145 North Centre Road – See attached presentation.
- *Councillor Turner giving a quick reminder that if, in people's comments, they could please refrain from questioning the veracity of statements that have been made by the City staff and by the applicant. To do so is getting borderline slanderous. Prefer that you do not do that, do not question the motives. We have to have respect for people by calling somebody or implicitly saying that someone is lying is not an appropriate statement in here. Asking for respect for everyone and respect for each other and respect for the people on the floor down here.*
- Richard McCullough, 48-250 North Centre Road – expressing appreciation for the opportunity to speak today regarding the proposal to change the zoning for the property located at 230 North Centre Road; advising that their home, a condo, is immediately west of the project on the west side of Richmond Street; expressing opposition to the rezoning application that would change the subject property to a High Density from its current zoning designation of Medium Density; advising that there are several reasons for their opposition but time precludes discussing all of them in his allotted time so he wanted to highlight one that is most important to them, the sheet scale of this project; realizing that the 1989 Official Plan and the London Plan which is not yet official talk about intensification and infill; that makes sense to them; however, both plans also talk

about development that fits, that compliments the existing neighbourhood, the plans for this building as Mr. M. Corby, Senior Planner, notes in the report submitted to the Planning and Environment Committee make a strong effort to create the transition scale to the surrounding land uses; respectfully disagreeing; an eighteen storey building looming over one and two storey condominiums is not a smooth transition; future plans may involve the development of the Gibbons Lodge property to the north; believing that it is zoned for Medium Density now, and as such, new homes on that property will look south to what is, in essence, a seven storey tower; by that he means a seven storey building that would be visible above the tree line; that would be appropriate transition; however, that is only the north side, to the east of the site is Richmond Woods, the residences there are three to five storeys; to the south are one storey condominiums and a three storey office tower and to the west, were they live, are one and two storey condominiums; as the dwellings in these directions are all on the same grade as the proposed development, they look up at an eighteen storey tower; stating that he would call the transition in these three directions abrupt; the property located at 1631 to 1649 Richmond Street, which is also part of the Transit Village zone, has plans for a six storey apartment building with a proposal to add a seventh floor; seven storeys on that site in relation to the neighbouring homes is an appropriate transition; community concerns were taken into consideration for that site; that is how development should work, city, developer and neighbourhood together; advising that they are not against the development of the 230 North Centre Road property, they know a growing city needs to plan and move forward, we just ask that it be done in consideration with our existing neighbourhood; is scale a factor in this decision making process, that is scale, yes, with the future in mind but also scale appropriate to what is the present; based on the reaction that he has seen here, he thinks it is for the present, there has been serious concern expressed by their neighbourhood; stating that you, the Planning and Environment Committee, have a difficult job; his philosophy in both his personal and professional life has always been to strive for a win-win scenario; hoping the Committee is able to achieve that for the developer, for the city and for us, the neighbourhood.

- Victoria Digby, 1890 Richmond Street – pointing to item are on the Planning and Environment Committee Added Agenda, where nineteen of her concerns are identified and explained in more detail so she will not go into the detail and repeat them here; noting that her letter starts on page 452 and continues on for nineteen items; advising that it does go into a lot more detail and a lot more specifics especially related to the eighty-two page report from Planning; indicating that many of the inconsistencies are identified, some misdirectives as well as omissions; however, as stated in the report, on page seven, this land does have a history that places it in a unique situation; advising that it was under debate and appeal for many years; stating that what is there now is a result of decisions made by previous Council's and bodies; the area has been pre-zoned Medium Density giving other developers since 1995 and residents that were moving in and building in the area the guidelines, the implied guidelines, in terms of what to follow, what to build especially when it came to the inspections and the by-laws; maintaining the Medium Density will still allow Tricar to exploit that land just not physically assault it as they are intending; pointing out that, if you look at the quick review, Planning and Environment Committee Added Agenda item c, the added revised site plan, which was also shown earlier, shows the massive coverage and limited green space that is planned, it is more like a misinterpretation when you look at the green space that is there because it is just so exaggerated; feeling a bit of the effects of rough justice because it seems to favour the concerns of the developer over those of us here as residents; advising that she is unsure which Official Plan is being used as the legal document guiding the Council on this matter; stating that it is not fair to Council, it is not fair to the constituents; welcoming more transparency in this area because so many aspects of the new London Plan are still under appeal; understanding that City

Planners have a vision, that is their job, their behaviours are consistent, that is what City Planners do, also understand that business are out to maximize their profit and she gets that but what Tricar is doing now is placing Council in an unfair and tough position because they came in with such an outrageous design up front followed by little to no compromise; stating that Council needs to hold the line and be the voice of compromise and reason between City staffers and the big developers to consider the needs of the area residents, the people that have lived there for decades and hope to live there for many years to come; requesting the Planning and Environment Committee reject the application for rezoning for 230 North Centre Road and send a message loud and clear to the residents of this city that they still have a strong voice on how this city unfolds in terms of the vision.

- Jessie Chestnut, 145 North Centre Road – speaking about the issues of 230 North Centre Road; advising that at the public meeting with the Planning and Environment Committee on July 16, 2018, the Committee they voted yes, unanimously, to a motion that Planning staff be directed to continue to work with the applicant and the community to move toward a design that would reduce shadow or overlook and reduce massing; meeting with the community has not been done; advising that Tricar's plan is the third brought forth and it has not reduced shadow or massing; stating that what Tricar has done is up and down the number of floors in one of two to three towers, moved the towers about and changed the number of podiums; indicating that each podium has an exit to the sidewalk and exactly what are the uses of the podiums; could it be like the Tricar's up at Sunningdale Road where businesses are in the podiums; concerns about high water table for this North Centre Road area, a geotechnical report must be done before and not after, at Tricar's expense; indicating that the western property at the top of the hill abuts 230 North Centre Road; outlining that they are in an Environmentally Significant Area, Provincially significant wetlands and part of the Arva Moraine; indicating that, already with the buildings here, they get many basements that flood; stating that the negative impact on their North Centre Road and the surrounding community of townhouses, businesses, seniors residences and a Tricar apartment building, this building is at 300 North Centre Road, the west side of North Centre Road; indicating that it is a one-storey, twelve floors, the lower two floors, the garage is all set into the hill behind; advising that from the top of the hill only the top of the windows of the twelfth floor can be seen beyond the wall of the evergreens; believing that with Tricar's plan for 230 North Centre Road, this massive building with minimal green space, two to three towers, two hundred thirty units plus seventeen podiums, the well-being of their neighbourhood people will be reduced; advising that there is one east side laneway to move anything in and out of this building, vehicles, including service, fire, ambulance and not to mention people; pointing out that it has only five visitor parking spots; indicating that there is no one way in and another way out and note that this same laneway is the same laneway that Richmond Woods service vehicles use; believing that 230 North Centre Road, as proposed three times, is not compatible with the transition height and intensity of the surrounding area; many of us are seniors and this massive building will contain at least five hundred additional people moving about along with an estimated seven hundred plus vehicles all using and misusing North Centre Road and area including the seniors residence, Richmond Woods; noise created by this massive people and cars, vehicles for the building, parking on the street will all create chaos for North Centre Road residents; our health and our quality of life is important; as tax paying members of London; (*Councillor Turner advises that Ms. Chestnut has one minute left.*); the health and wellbeing of Richmond Woods residents is a priority; density and bonusing, this is an election issue; meant to bring builders to develop planned in London the height and density should not result in an inappropriate scale of development but this is definitely the issue with Tricar at North Centre Road; the scale of this building it takes up almost the entire piece of land no room to move about for vehicles or people; it appears they have no care

for residents who live around North Centre Road; on April 17, 2018, there was a report by C.D. Howe Institute says Ontario should scrap opaque density bonusing deals with developers, it further states that deals made behind closed doors often result in amenities that do not address the neighbourhoods concerns; (*Councillor Turner advising ten seconds left.*); none of the traditional rationales behind density bonusing provides an adequate argument for its use; density bonusing needs to be rethought by our City Council; it only benefits the developer and the City; it creates ill-will with the neighbourhood.

- Paul Digby, 1890 Richmond Street – indicating that he knows that it is tough to sit there and listen, listen, listen and they are not the first group and it is very difficult to listen, that is a tough job and thanking the Committee for taking the time; looking at the Committee's body language and the Committee is listening and that is appreciated; advising that his job over the last eight years has taken him over a lot of places in Southwestern Ontario, Windsor, Essex, Lambton, Kent, Haldimand, Norfolk, that area and when he looks at what we are talking about tonight, all those areas in Southwestern Ontario, a lot of them are dying and they are having difficult times and if they were going to have this conversation about Tricar and a large building and we are talking about how big it should be, that would be their best dream because they are not experiencing the growth; believing that it is important that we stop and say growth is good; noting that no one here is saying that growth is not good; believing that the message that he is hearing from people tonight is that the last meeting that we had in July, 2018, the recommendation came out to put Tricar on a diet, we do not mind growth, give us a smaller building, less mass, less size, the Planning office is going to work with the developer, give the community input and let us see what we come up with; stating what have we come up with, do the math, it did not go on a diet, they did not lose any weight, there was not much community consultation as much as some were saying that it was; talking to what the people were saying; thinking the message is very clear that they are hearing from these people, they are ignoring us, builders rule London, that is what they are saying, their actions are saying that; advising that the Committee's decision is to let them know who is making the decisions in London.
- Shiv Chokhani, 724 Fanshawe Park Road East – advising that he has received several e-mails from residents living on North Centre Road very concerned about the rezoning of this area; indicating that the residents do not with the City Council to change the zoning from Medium Density to High Density; stating that after the upcoming election it is possible that the Bus Rapid Transit plan may be changed or even scrapped; requesting that this Council respect the views and genuine concerns of the residents of North Centre Road and say no to moving from Medium Density to High Density.
- Gloria McGinn-McTeer, Past President, Stoneybrook Heights-Uplands Residents Association – advising that their Residents Association was formed to deal with specifically the development area that we are talking about now; advising that their involvement has been for over twenty years, probably six or seven Ontario Municipal Board hearings which they attended as a party; relating to this specific parcel, they have a history of fully participating in the planning process; stating that when the developer appealed various applications, on what was then called Blocks 1 to 7, to the Ontario Municipal Board, they became a party to the hearings; noting that they are not an incorporated group; stating that when you are a party at an Ontario Municipal Board hearing, and people do not like what another party is doing, they can sue; advising that they went on as individuals, which is a very significant contribution and approach to take which really is unheard of these days of litigation; discussing Block 7, all the Blocks, really, all parties, the City, Sifton Properties and the Residents Association achieved consensus as indicated in the evidence and Orders of the Board; indicating that them being a party to the Ontario Municipal Board ordered densities means that they can appeal, not that they want to, but they have the right to appeal because they were there for twenty years or more; pointing out that to see what is

happening today is really difficult to see; advising that their Association does not support the proposed application as it does not comply with the previous Ontario Municipal Board decisions and does not reflect good planning; indicating that when the Ontario Municipal Board hears all of these things they hear from Engineers, they hear from Geotechnical people, they hear from the people who are Ecologists, the Planners, all of that is fully encompassed by all parties at an Ontario Municipal Board hearing; indicating that it is safe for her to say that it does not reflect good planning because what the Ontario Municipal Board said is that the amount of evidence amassed in the seven blocks, or the Arva Moraine wetland complex and area, was exceptional by everyone and to have consensus come to be at that time was unheard of; indicating that as a party to the Ontario Municipal Board decision, their Residents Association has not been consulted period, full stop; advising that she said that before and that is why Councillor Cassidy put that direction together; full stop again; *(Councillor Turner indicating that Ms. McGinn-McTeer has one minute left)*; responding that she is going to ask for a motion to extend, please, she is not going to be cut off after twenty years of good work; *Councillor Hopkins moves, seconded by Councillor Cassidy, that Ms. McGinn-McTeer be granted an extension of time to speak; CARRIED;* advising that the scale of development is incompatible with the existing development on Blocks 1 to 6 which she always refers to as Block 7 unfortunately; stating that the policy about bonusing which has already been discussed is meant to provide a community benefit; bonusing cannot be applied to a project that may or may not occur for years into the future, that is not the purpose of bonusing and she is referencing Bus Rapid Transit which is part of the transit hub delight; noting that it cannot be used for that; relating to Uplands, she has not heard anyone mention Uplands yet, she has not heard the developer mention it either but there are shallow wells and she is not going to go through that again; advising that there are huge concerns about dewatering, that is a very unstable slope that you are going to be building on and she is sure everyone is aware of that; stating that with this particular area, you cannot sink the buildings and reduce the massing; indicating that it is impossible to do because the water table is right there as we all know; there is no transitional intensification between the Blocks 1 to 6 and Block 7 so you go from Medium Density to High Density; it is not, as she said before in her previous presentation, it is not the communities fault, the Ontario Municipal Board placed High Density zoning south of North Centre Road and that was not taken up at the time; that does not mean that it gives Tricar a right to come and say oh well the density was there and that was changed and they understand the market and all of that stuff but this really is an inappropriate development in this area especially given the groundwater table and all of that stuff; considering all development to date has respected the densities outlined in the Ontario Municipal Board decision to which their Association was a party, together with the City of London, she cannot believe that we are even having such a discussion for such a mass; indicating that you have heard people say this word tonight all the time because that is what it is, a massive structure that does not belong there for a variety of reasons, insufficient parking spots she mentioned before, the bonusing provided cannot come into play, the comparable development of twelve storeys noted on North Centre Road west of Richmond Street is meaningless compared to what this existing neighbourhood built out over twenty years will be facing; advising that they do not support any change in zoning without relative hydro and geotechnical reports; realizing that they say that there is a holding provision but the reality is, this needs to be referred back again until somebody a) speaks with them as a party to that Ontario Municipal Board hearing sitting side by side by the City, sitting side by side by Sifton Properties and Sifton Properties respected their thing; indicating that what Tricar is proposing is on the very same land size as what Sifton Properties built with their community Extendicare, etc.; looking at those two buildings and she cannot believe that people are unaware of the incompatibility of that notwithstanding all of the other issues.

- Gerry Killen, 1890 Richmond Street – believing that every elected official and every civic employee comes to their work and begins with the belief that they are here to do good, to make a difference in the life of the citizens of the City of London; advising that what you have heard tonight in every presentation is a moral challenge to the elected officials and the Planning employees that what this project does if approved to High Density bonusing, this massive building is allowed, that you will do harm and you will be violating that moral imperative that you should do no harm to your communities and the citizens in them; imploring the Committee to keep that in mind and listen to all of the remarkably strong arguments about the incompatibility of this project in this last little chunk of land, this one bit hectare in a well-developed Medium Density, Low Density area; stating that one has to, with respect, say that the Tricar planners simply are wrong in their assertion that this project is compatible with the existing community.
- Bejia Auger, 145 North Centre Road – advising that she has lived here for seven years; remembering the day she viewed this listing at North Centre Road and she liked the condo but she was concerned about living so close to Masonville Mall so she decided to take a drive through the neighbourhood but she was not prepared for what she saw, four condo corporations set in peaceful settings with well-manicured lawns and gorgeous gardens; noting that it was August and she had the car windows down but all she could hear was the birds singing, it was like Masonville Mall did not even exist; believing it was truly that moment that she fell for North Centre Road, she sold her Windermere condo and she moved there in the Fall; advising that her first impression of their community was correct, these people love their homes and their community, they are home proud and they strive to keep North Centre Road beautiful and safe; knowing now that this same peaceful setting and maturely developed area was a significant consideration in each and every one of these one hundred forty condo owners minds as they purchased in many cases, their forever homes, but now Tricar has purchased the last sliver of land undeveloped to their community; stating that they knew this land was Medium Density but obviously had no intention on honouring that designation or showing respect to the planning process or their existing community; *Councillor Turner advising that the speaker is projecting intentions on someone else and he prefer that she not do that*; apologizing and she will try to change it as she goes along; advising that it is a lot of pressure, them all coming here; indicating that the residents of North Centre Road have been forced into a difficult fight which has stolen their peace of mind and threatened their future quality of life and their right to enjoy their property and safety; standing in agreement with all of the opposing issues that the community has brought to you this evening Council; believing that Tricar has not conducted themselves in good faith; stating that they have failed to comply with the Committee's July directions, Tricar has told this Committee and in public notices and this evening that they have worked in cooperation with our community and we are here to say that they have not; Tricar was directed, by you, in July, 2018, to reduce mass, shadowing, intensification, etc., they have not reduced shadowing just moved it around and have increased units from two hundred fifteen to two hundred thirty; not only does Tricar not listen to us, they are not listening to you, and yet, despite this, some comments have been made in meetings and in reports by Committee members; *Councillor Turner advising one minute*; apologizing, she is redacting; indicating that on July 16, 2018, it was said that this 230 North Centre Road build mirrored 300 North Centre Road at the corner of North Centre Road and Fanshawe Park Road; advising that it does not; 300 North Centre Road is one block west and one block south at Fanshawe Park Road overlooking three strip malls, Masonville Mall and a large school and was built on High Density zoned land to begin with; 230 North Centre Road will overlook two one and two storey luxury condominiums and a retirement home of some two hundred thirty plus elders just steps away; *Councillor Turner asking to wrap up, she can keep going, please just bring it to a close*; in the September 19,



2018 report, amongst other errors, a map misrepresenting North Centre Road again implies 300 North Centre Road is closer to 230 North Centre Road than it is; indicating that we cannot afford these errors, in fact, a responsible decision cannot be expected with errors that wrongly lean in Tricar's favour; whether a mistake or not, these errors in fact need to be corrected; regardless, Tricar remains in non-compliance of this Council's directions despite being given months to comply therefore there should be no alternative than to unanimously reject Tricar's application; asking the Committee to tell Tricar that our City Council, our by-laws, our community and our environment matter; asking the Committee to say no to Tricar.

- Ron Patrick, 1890 Richmond Street – having listened carefully tonight to all of the speakers, his feelings are not of anger, everyone here is doing the best that they can; feelings are more of frustration and disappointment; indicating that it was made very clear to everyone here that they are totally opposed to the Tricar tower and yet nobody seems to do anything that; stating that clearly this is not a popular decision but he gets the feeling that it is going to go ahead anyway no matter what they think or how they feel; expressing concern that all of a sudden he understands that Masonville is going to become a transit village; wondering what a transit village is and why it is at Masonville; nobody knows, at least he does not and he has no way of apparently finding out, it must be some kind of secret; indicating that there are thousands, tens of thousands of people who live north of Fanshawe Park Road, to the best of his knowledge, the Bus Rapid Transit is not going to be of any value to any of them because apparently it will not go north of Fanshawe Park Road; indicating that this does not seem fair somehow; these are honest, hardworking taxpayers; wondering why they do not get the same benefits as other hardworking honest taxpayers.
- Scott Jackson, 185 North Centre Road – regarding Tricar's rezoning requests, we as a group, the North Centre Road people, have absolutely no chance of stopping Tricar; understanding from good sources that they have never had such requests denied and it appears that this will not change anything now; if anyone remembers that song "Whatever Lola Wants, Lola Gets", here it is whatever Tricar wants, Tricar gets.
- Jane Jackson, 185 North Centre Road – hoping that he is wrong and that we can count on the Committee to hear their voice and to reject this monstrosity that is going to wreck, if you can think about when you drive into London from the north end of the city, they have that beautiful hill and for no other reason than this, she remembers as a child driving down there and thinking what a beautiful city this is and at night looking across there; instead, on the Committee's shoulders, when they drive in the city and if her husband is right and she hopes that he is wrong, that they do not see a big monstrosity with that view gone because she hopes that your grandchildren can all see that site that they still see without eighteen storeys hanging and wrecking their view; hoping that in the Committee's hearts they listen to everybody that has been negative about Tricar and she really wants Tricar to get a building and to have six storeys and stay Medium Density; advising that she is really opposed and she hopes that the Committee finds it in their hearts, she has never talked in front of anybody before, she said to her husband that she could not do it, she wanted to stop him with his negativity; asking please, we plead with you, it is in your hands.
- Robin Whimster, 250 North Centre Road – advising that he lives right next to Richmond Street, right opposite the new development; noting that he has lived there for twenty-two years; expressing opposition to this High Density; indicating that he knows what it looks like, he just came back, yesterday, from Toronto; advising that his daughter lives in a three storey townhouse in front of a high rise; noting that it is the same sort of design as this is; the mass is huge, the mass is not well represented in the pictures that you see, the mass is there; stating that the other thing that occurred to him, think of 300 North Centre Road, what we in 250 North Centre Road call the white elephant, the white tower, always there are cars parked on the street outside; indicating that there is not enough parking

inside, if he remembers rightly the numbers, there is going to be two hundred thirty units, three hundred and something or other parking spaces and for those people who have two cars, where are those second cars going to go; advising that they are going to go onto the street; there is going to be a lot of street parking as there is at 300 North Centre Road already, you can see it as he saw where his daughter lives in Toronto, too; reiterating that the second car is going to be on the street in many ways; advising that that is his concern, he has seen this in practice, in Toronto, it is too big; thinking in the appropriate development in that location is Medium Density, it will just blend in much better; stating that he is not against development for the sake of development; we as Canadians have a reputation for mutual accommodation; hoping that in this particular case there can be mutual accommodation between Tricar and the community moderated by Council.