

PUBLIC PARTICIPATION MEETING COMMENTS

3.8 PUBLIC PARTICIPATION MEETING – Application – 809 Dundas Street (Z-8875)

- Harry Frousios, Zelinka Priamo Limited, Planning Consultants for Paramount Developments – thanking staff for their efforts in bringing forward the staff recommendation tonight for the Committee’s consideration; advising that what is before the Committee tonight is a culmination of several months; noting that his clients might say that it has been two years but he is leaving it at several months of ongoing discussions with staff, the Old East Village Business Improvement Area, the Old East Village community, the Housing Development Corporation and the Urban Design Peer Review Panel and what that has done is allowed them to bring a development forward that is not only going to be a benefit to the Old East Village community but to the entire City of London; advising that this development hits a lot of the high notes, you are going to have a very attractive building that is highly articulated, it is going to attract new residents and new businesses into this community and it is going to be a trigger, it is going to be a catalyst for more development in this community and enhance the revitalization of this community as well; pointing out that, as was stated, it is going to provide a necessary form of housing in the fact that they are providing twenty-five affordable units within the development; indicating that he is pleased to advise, on behalf of Paramount Developments, that they are in support of the staff recommendation and look forward to the Committee’s consideration this evening.
- Allan Terletzki, 418 Rectory Street – enquiring about the municipal laneway out back that the applicant plans on using for transportation, services maybe fifty houses, which could be seventy-five cars; wondering how it is going to support three hundred thirty-two; noting that his business uses that laneway multiple times a day, it is a lane and a half; wondering how trucks and two way traffic are going to take place there.
- Mel Shean, 304 Oxford Street West – indicating that she does not live in the neighbourhood but she spends enough time there to be familiar with the area over the past number of years; wondering why only twenty-five affordable units out of four hundred plus; indicating that that seems kind of redundant in an area where most of their most vulnerable happen to live or frequent; twenty-five units, she appreciates the effort but that is minimal and considering the affordable housing crisis we are finding ourselves in as time goes on, this is not really a step to address that, it is really just bypassing it, out of four hundred plus units, only twenty-five are affordable; ninety-five percent market rate, how is that affordable to anybody, given the market rent rate for a condominium in this city is only affordable to a certain “class” or “economic status”, it is not affordable to pretty much anyone that needs affordable housing, it is only affordable to those that can work two or three jobs at a time to afford it; Dundas Street Downtown has enough of a detour going on right now; assuming there is going to be some kind of road construction on Dundas Street to fix the sewage, electricity, etc., so she is assuming there will be detours for London Transit Commission so she would like to know if there is going to be any notice given to the London Transit Commission to anticipate those detours so that people that ride the buses down in that area are well aware of it long before it becomes an issue as they have seen in the Dundas debacle, a lot of people were expecting not so much detours but they got them anyways.
- Jacqueline Thompson, Executive Director, Life*Spin – indicating that, further to the last speaker, the average rent for a one-bedroom apartment in London as of October, 2017 according to Canada Mortgage and Housing Corporation was \$841.00 a month and ninety-five percent of this is \$799.00 a month; stating that a family of four people who receive Ontario Disability would have to share a one bedroom at this rate, a family of six people would have to share the only bedroom at this rate if they were in receipt of Ontario Works; advising that if the

affordability factor is ninety-five percent and it is equivalent to \$504 per year of savings for each of the twenty-five units for a total of \$12,600 over the twenty-five years proposed for each unit; since families who receive Ontario Works and Ontario Disability Benefits would not afford these units without serious overcrowding, we must assume that the target renters will be working poor families; an investment of \$12,600 in the first time homebuyers grants would provide housing perpetually in perpetuity for a family to purchase a home with five percent down offered through such grants enabling them to purchase homes valued at \$250,000 each; furthermore, there is an ambiguous suggestion in the Housing Development Corporation report on page 600 that the City is somehow financing fifty percent of the construction costs; indicating that this needs to be clarified and justified as fiscally responsible; stating that it is laudable that Paramount Developments agreed to work with the city staff to address affordability as part of negotiating for many extra floors; however, in this report it is not clear who is benefitting but it is not London's low-income families; indicating that it is not a fair trade for their neighbourhood.

- Jen Pastorius – see attached communication.