

809 Dundas Street Proposed Development – PEC Nov 12, 2018

Presented by Jen Pastorius, General Manager Old East Village BIA

- Thank you for the opportunity to speak to this proposal and thank you to the entire Paramount Development team and City Planning Staff for their collaboration throughout this process.
- The BIA has been involved at the early stages and has provided the opportunity for area residents and businesses to offer feedback to this proposed development even before their pre-application.
- We held the first of two community consultations in March of 2017 and the second in June of 2018. Much of the input that was gathered at these consultation were successfully integrated into the plan including requests for enhanced urban design, affordable housing, the reduction of units on Rectory Street and reducing the height of the podium between the two towers.
- In addition to that feedback, themes also emerged around connectivity, increased feet on the street, and site utilization, construction, shading and height. Many of these topics have been addressed in the report, so I will just address three.
- Connectivity – I was pleased to see the pedestrian connectivity from the rear of the building to the Rapid Transit station specifically addressed considering it is important to effectively connect 809 residents to the proposed Western Fair Market Rapid Transit station just south east of the development. I would like clarification from staff regarding the intent to require a different paving or surface treatment within the laneway (on pg 12, 2nd paragraph). If possible could staff speak to this with a bit more detail to what they are proposing to provide pedestrian access along the laneway?
- Construction – Old East Village has seen its fair share of infrastructure improvements over the past two years so I am not surprised that construction concerns would be raised regarding this development. As with the recent construction projects, the BIA commits to work with the Developers/construction team to create a communication process to ensure surrounding businesses are aware of work that may impact them. Potential impacts will be shared with the business community to mitigate stress and any concerns of the businesses will be relayed back to the construction team.
- Affordable Housing – There were many comments from the community regarding the integration of affordable housing on this site. London's vacancy rate is at 2% at this time so this development will not only create more units generally but also contribute to the spectrum of affordable units available in Old East Village and city wide.
- In closing, community feedback on this project was provided and welcomed early, on more than one occasion and with a variety of area stakeholders. I would like to again thank City staff and Paramount Developments for their consultations with the Old East Village BIA, area businesses and residents.