

PUBLIC PARTICIPATION MEETING COMMENTS

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

- Andrea McCreery, Stantec Consulting, speaking on behalf of the applicant, the Tricar Group - expressing thanks to the City of London Planning staff for their ongoing support and assistance in facilitating the development process; indicating that the consultant team that worked on this project has also worked on a number of other projects, including Azure, Riverwalk and the Villas of Wortley; stating that the Tricar Group is an established builder, developing and managing award-winning multi-family high-rise developments for thirty years; noting that they have recently completed projects in London and across Southwestern Ontario and demonstrated quality in the form of their buildings; stating that they are committed to providing compatible, cohesive homes in the areas in which they live and work; stating that the initial Zoning By-law Amendment request was to support a twenty-two storey apartment building on the subject site; noting that Tricar has put significant effort into the community consultation and has hosted two public information centres, two meetings with the Ward Councillor and community members and have participated in a City-led open forum discussion with the community members; stating that Tricar has also presented revised applications based on community input at three Planning and Environment Committee meetings, totalling eight public engagement events; indicating that there has been more public consultation on this project for Tricar than any one they have ever completed; noting that the complete design process has included three major building redesigns while working with and obtaining feedback from stakeholders, Councillors, City staff and City departments; noting that Tricar has dedicated significant effort into the community consultation and into development that is consistent with the vision of The London Plan and aligned with the housing needs of Londoners; stating that they have been able to address concerns raised throughout this process through the building design revisions but also through information sharing; stating that, in the latest community consultation meeting, ten specific concerns were raised with the project team and they have worked with City staff to address; stating that the project team understands these concerns and have actively worked to provide a compatible development that balances the needs of the community while conforming to the vision of The London Plan; indicating that one of the concerns raised was the increased traffic and safety of the retirement community east of the adjacent site; noting that since the existing arterial and secondary collector have the capacity to support this type of development, a formal Transportation Study was not required; stating that there is a proposed one shared driveway to reduce access/egress conflicts with the other driveways along North Centre Road; noting that the location of the development and the proximity to the commercial, retail and employment encourages alternate uses of transportation as well; citing the example that the future planned Bus Rapid Transit provides convenient access from the site and the existing sidewalk connections along North Centre Road and Richmond Street provides safe access and mobility for active transportation such as walking or cycling; stating that a concern was raised regarding insufficient green space; indicating that through the previous draft plan of subdivision process, the subject site has been identified as a private development parcel, not as a public area or community park; stating that the proposed development does provide sufficient landscape and amenity areas for the residents of this development, including a substantial area in the podium terrace; indicating that concerns were raised with regard to aesthetic design; noting that the aesthetic of any building are subjective to the nature, however a high-level or urban design has been demonstrated with this proposal; stating that the project team has worked very closely with the City Urban Design Planner and the Urban Design Peer Review Panel to ensure the development is visually

appealing and pedestrian-oriented; noting that there are no other examples in London that exemplify the unique characteristics of this building and the site features; noting that concerns were raised with regard to geotechnical and hydrogeological concern; indicating that Stantec's Senior Hydrogeologist has confirmed that there are no anticipated impacts with regard to groundwater; indicating that further investigation will occur to remove the holding provision on this site; ensuring that there are no concerns and this will occur at the site plan stage as required by the City staff; noting that there is a concern for the loss of privacy with regard to the adjacent retirement residence; indicating that the residential portion of the building is primarily sited on the north and the west side of the site and it transitions down to six storeys and then transitions down again to three; stating that, in addition, there will be proposed landscape features between the townhouses and parking and the adjacent retirement residence to the east and this should provide adequate screening between the two developments; stating that concerns were raised with regard to the building height and the mass; indicating that the reduction has been made from twenty-two to eighteen storeys and reduced again to fifteen storeys, for a total reduction of seven storeys; indicating that the proposed fifteen storey building is in conformity with The London Plan and that is without any proposed bonus; noting that the density has also been reduced from two hundred and thirty to one hundred and ninety two units per hectare; stating that it is important to note that there is a need for higher density along the transit corridor to support the ridership along the proposed Bus Rapid Transit and that the density is further justified being that Masonville is the major corridor node in London; stating that the proposed density is in line with The London Plan and the provincial policies and it supports the provincial direction to provide mixed-density, opportunities for healthy, active transit, public transport and in proximity to commercial, retail and employment opportunities; stating that concerns were raised with respect to the adjacent Provincially Significant Wetland; indicating that the wetland is approximately one hundred and seventy-one metres from the northeast corner of the site and provincial and city policies are able to require an impact assessment for developments within one hundred and twenty metres of this type of natural heritage feature; stating that the proposed development is well outside of the provincial policy identified impact area, and as such, no impacts are anticipated for the wetland feature; noting that concerns were raised with regard to a view loss from Gibbons Lodge; noting that on the screen it shows three arrows (on the slide), the orange, the yellow and the blue, which shows the three different views to the downtown core; stating that the proposed development is outside of the primary view shed from Gibbons Lodge and, as such, no impacts are to occur; stating that there is a significant demand for this proposed type of accommodation in this area; noting that the built rentals at 300 North Centre Road and 1985 Richmond Street have a waiting list and there are two sold out condo buildings on Sunningdale Road, just west of Richmond Street; stating that there was an extremely high turnout of prospective buyers for the residential units at this site that had come out to the public information centres as well; indicating that the current Official Plan saw many high-density parcels built out as medium density, which has created a major shortage of high-density living options in one of the most densely populated areas in the city; stating that the site is located in the built area boundary, the primary transit area and designated as Transit Village Urban Plan Place in the London Plan; stating that these designations were voted on unanimously by this Council, who supports the intensifications of these heights; noting that The London Plan has had a significant amount of public consultation throughout the process and the applicant is proposing a development which will implement these policies of The London Plan; stating that the city building policies support and encourage the intensification and development on vacant and underutilized lands; noting that the transit village place type promotes exceptionally designed, high-density residential development that can support both active and public transit and

promotes development of a density that can support ridership within the rapid transit corridors and this development conforms to The London Plan, the provincial policy statement and the general idea of the Official Plan and Zoning By-law; noting that it provides an opportunity to initiate the City's vision without disrupting the existing uses; indicating that throughout the process there have been many development changes and redesigns, including the change in the building location from the southwest to the northwest corner, a reduction in height from twenty-two to eighteen storeys and an additional reduction from eighteen to fifteen storeys, a six storey wing on the north side of the building and a ten storey on the west, which has been further reduced to eight storeys, the addition of amenity space on the rooftop, three levels of enclosed parking to provide sufficient space for both the residents and visitors within the site and this is to be screened by the townhouse units and additional landscaping; noting that there has been an extension of the podium townhouse units across the entire Richmond Street frontage and a consolidated site access with alignment to the existing North Centre Road to help limit the vehicle conflicts. (See attached presentation.)

- Jesse Chestnut, 145 North Centre Road – see attached communication.
- Victoria Digby, 1890 Richmond Street - thanking the Committee for this opportunity to those on Council and the Committee, to the planning group in front of them; calling out and shouting out to Mr. M. Corby, Senior Planner, who has been an awesome contact for them; noting that he deserves a raise; speaking to her fellow people up here who are my resident's and community supporters with her here today, she would like to thank you all and giving me this opportunity to talk; pointing out a couple of things, she is on your 3.9 agenda item in the green sheet, it says that her letter starts on page 664 when in fact it is between 661 and 663; asking if you could just get that in front of you, pages 661 to 663 and you can go through and in a sense peruse the specific items that she called to attention given the latest design by Tricar, so she is not going to repeat those right now because she thinks that you can read her concerns in that letter; wanting to call, basically to the attention of what we are looking at here, if she could do just a quick summary; stating that she has been involved from day one and yet this is the first time she has ever met or had any input with Tricar was just a couple of weeks ago when we met last month, that was the first time; Granted all those dates that were listed on the screen, were either sales events for Tricar or were for opportunities that she was not involved with so maybe they were talking to a Councillor, maybe they were talking to Western and Peter, but they never talked to her and she has been highly involved since day one; indicating that, for her, she has only had one really strong opportunity to talk directly with the Tricar developer, who is very nice and very corporative; shouting out to Adam, you were very kind and considerate that night and she appreciates that opportunity to talk with you; believing that what we are really talking about here, if you look from February there is only three main dates, February, the design with twenty-two storeys came in a 230 units at 199 units per hectare, the second came in July with 18 storeys, 186 units per hectare went from 215 back up then to 230 so there really was not a net difference in units in total; noting that the units per hectare went down by approximately 13 but then this latest design really shows with 15 storeys plus plus, units total 222, units per hectare 192, so really we are only in total talking about a total of 8 units net difference in terms of total units and a net difference of only 7 units per hectare; stating that is what all of this has happened and transpired and this is the outcome of almost nine months of discussion; 8 units total, 7 units per hectare total; that is it; indicating that, to her, that is not a compromise, to her that is not less intensification, to her that is not less massing, to her that is not listening to any of the issues that they have talked about; stating that, with all due respect, we were not heard, we were not heard.

- Gregory Davis, 2317 Rupert Drive, San Jose California – indicating that he is the owner of a unit at 215 North Centre Road; stating that, as you know he currently lives under the shadow of an aggressive developer and it is with some dismay that he saw that the plans have not really significantly changed; advising that he submitted a letter on the first application and he has seen no indications that any of the comments that he made in that letter have been addressed; advising that, yes he has travelled over 3,000 miles to talk to the Committee personally; indicating that he will incorporate his letter by reference and hopefully it is in the file someplace but he will speak and highlight a few of the points; advising that he was struck by the young lady representing the architectural firm and Tricar and how she explained the close working relationship with the planning staff and it was with some chagrin that he noticed that the residents of the area really have no such opportunity; thinking that this is really an indication of how these egregious developments come into being, develop a close working relationship, a sense of camaraderie, he is sure that the interested parties have also been meeting with the Councillors and this is how bad things happen; wishing that they would not; advising that there are two main areas that he would like to focus on and he guesses that one is where he has standing, he got notice of this meeting because he owns the unit at 215 North Centre Road; advising that he purchased that when it was a hole in the ground and he was reliant on the signs that were in the area prominently displayed that indicated what the usage of the land was and there was a sign on the corner of Richmond Street and North Centre Road that said it was going to be town homes or senior housing development; stating that it was with some chagrin that he noticed today that there is a huge sign saying that there are luxury condominiums coming; guessing Tricar feels that it is a forgone conclusion that you are going to vote for their zoning change; urging the Committee not to; providing a few highlights, sightlines, his unit, which he might have retired in and may still, has got commercial to the west and south already; advising that when you walk out the door there is Loblaws to the south, there is a bar and dental offices to the west and the third point on the compass is going to become this monstrosity; indicating that, luckily, there will be someplace to look to the east, but that is over a fence over some houses; expressing that this is a severe diminishing of the value of the property; undue reliance on encouraging the use of public transit is a joke, it is belied by the marketing of luxury condominiums; indicating that the traffic gridlock will be just composed of high end luxury vehicles from the two income households that are going to be in that building; finding it irritating as the transit corridors are brought up again and again; indicating that he lived on transit when he was growing up; advising that he was born at St. Joseph's, lived in East London, lived Downtown, went to the University and used public transit and bicycles all the time; noting that these are not going to do anything for public transit; *(Councillor S. Turner indicating that he has one minute)*; pointing out that the traffic gridlock is going to be horrible, it is now; indicating that he still does maintenance on the unit, he was there on the weekend and it was hard to get out of that area; expressing doubt if you would even be able to turn out of the driveway with all the cars that are going to be coming out of this; advising that there is no place to put snow, there is no place to park on the street, it is going to encourage illegal parking and all the traffic hazards that come along with that; thinking, on its face that this was a plan that was going to be shot down and clearly it does not seem to be that way; *(Councillor S. Turner indicating that there is just about five seconds left, Mr. Davis.)*; indicating that his second reason, as a son of London we used to vacation in Bayfield and coming over that crest down Richmond was where he understood why this was called The Forest City, the vista from that point of view is remarkable and now all you are going to see is a concrete building; expressing sadness; urging the Committee to not to refer this proposal but to simply deny it and affirm the original zoning for this property; *(Councillor S. Turner thanking Mr. Davis.)*; he hit the high points.

- Resident - Mr. Chairman this gentleman did travel 3,000 miles, he is entitled to five minutes and if he needs any more time to speak he would gladly yield the floor to let him speak on.
- Anne Marie Patrick, 1890 Richmond Street – advising that she and her husband have lived here for about seven years; indicating that they moved back to London from Goderich and one of the reasons that we chose that community was because of the community around it; stating that if they had wanted high rise living, they would have moved into the city center; indicating that is a monstrosity of a building; when you look at it from above all you see is building with a little wee green space around it; indicating that it does not belong on that site; it is a lovely building, it is lovely, but somewhere where it fits better; stating that it does absolutely nothing for the community; pointing out that this is a community of town houses, condos, of single family homes; stating this is not right, it does not fit and is not that one of the prerequisites of a building is to fit in with the community; outlining that it obviously does not fit; indicating that there has been talk about the Bus Rapid Transit, about how all these people are going to be taking the bus; noting that she does not think so; indicating that the Bus Rapid Transit may never ever come to be; we have how many units there, eight less than when they started; pointing out, as a matter of fact, the one meeting that she came to, the previous meeting, that they had been asked to go and communicate with the community and they did not and they came back and there were more units; sitting up here as a neighbour she was absolutely appalled; indicating that she thought how disdainful of them, they did not listen to a thing, they came back with higher density instead of lower; advising that, as the Committee she would have been insulted, they did not do what you instructed, they did the exact opposite; believing that this is a moral and ethical problem; wondering if you are going to allow a company to come in and dictate what happens in an already established neighbourhood or are you going to take into consideration the neighbourhood, the people that already live there; thinking it is like changing the rules to a ball game halfway through; totally unfair to everybody who is already there.
- Beth Boss, 5-145 North Centre Road – advising that she has been in the Masonville Ward 5 area for over thirty years and just moved on North Centre to enjoy her retirement; indicating that she guesses that she missed the sign of the big condominiums going up; thanking the Committee for another opportunity to persuade Council that this proposed building, as it sits now, is alarming to our neighbourhood and to our residents there; pointing out that she can repeat the concerns again, we all know what they are, but she does want to say something; she followed the election this year very very closely because of what was going on in Ward 5 and there was one comment that she repeatedly heard over and over and over and it was from not just the citizens of London, it was also from people that were running for Council and that comment was and she quotes “ the City Council is not listening.”; stating that this is alarming; Councillors are voted in by the citizens of London to be our voices and to speak for us as to what we think is fair with what is already built in the area; thinking that you are there to represent us; indicating that from where she stands she has to agree that she does not think that City Council is listening to Ward 5 and to what they want in their community; advising that they have been clear about their concerns and they do appreciate the small compromise by Tricar reducing it from twenty-two storeys down to fifteen; thanking Tricar for that, but with current zoning of six storeys, six to fifteen is a huge win for Tricar and not for our residents of North Centre Road; believing that a compromise to her would perhaps be the difference between six as it zoned for now and fifteen where Tricar sits right now; reiterating that that would be to her, at least for now, would be a more legitimate starting point not to mention the plus plus plus of the other buildings attached to the fifteen storey; advising that there has been one real change from the original put forth and that is the height; wondering about the massing and the density, what about the congestion of the traffic; wondering if the Committee has ever

been down North Centre Road; advising that she walks her little dog down there every single night; indicating that she used to live on Glenora Drive, it was living on a highway and she guarantees you that North Centre Road is going to be another highway if this proposed plan is accepted; wondering about the lack of green space in our Forest City, has that been addressed; shadowing, has it been properly addressed; expressing her greatest concern is it just does not fit; it is not a good fit for our community; it is not compatible with the existing one floor homes in the neighbourhood; asking the Council to listen to the community and the residents of Ward 5 and to reject the current plan of Tricar; asking the Committee also to send a message to the residents of London and to Ward 5 that we still have a say of what happens in our neighbourhoods that we choose to live in.

- Randy Warden, 205 North Centre Road – stating that he lives about 170 feet from the applicant's site; indicating that this is the third time he has appeared before this Committee and he thanks you; indicating that absolutely nothing has changed you know my perspective; advising that they have heard it go from twenty-two to eighteen to fifteen and he asks this Committee to recall that it is zoned for six; asking the Committee to please listen to the constituents, listen to the citizens, listen to the people here, it is overwhelming not what this community wants; asking the Committee to reject this application.
- Michele Senescu, 145 North Centre Road – thanking City staff for taking the initiative to set the initial meeting between Tricar, Stantec and the community on October 4, 2018; stating that this was a very productive conversation to talk between the parties about our actual concerns as a community; saying that it was, she thinks, they were kind of set up to fail; thinking, at this meeting, going from medium density which is six to high density, fifteen, to high density plus bonusing, twenty-two, is such a far stretch that she thinks it was pretty much impossible for them to try to find a compromise, we really tried; pointing out that the night before, they met as a community to try to figure this out; noting that they met for three hours on October 3, 2018; noting that Councillor Maureen Cassidy was there, we were all talking about ok how can we find a compromise and we agreed ok, what about medium density plus bonusing for this area, we started talking about that, we proposed that and it was listened to, but with the new proposal that has come through, you can see what is now being proposed and it is very much not that big of a difference, honestly its marginal compared to what has come out before; stating that they have come down before to fifteen from twenty-two is just eight units from what they have gone down to, 230, it is marginal and she thinks our community, like a lot of this is based around Bus Rapid Transit and the hypothetical is it going through is it not going through; thinking if we are giving a stamp of approval we need to be sure because this property is going to set a precedent for our area; pointing out that, at the community meeting, they were told that it was forecasted, the idea that the Western University property eventually being developed; indicating that she talked to Western University and they said as long as the president wants to live in that property it would never be developed, but that is just if it gets developed, they have already set a precedent and then they have heard that Chapters is for sale and PetSmart is for sale and the idea of Good Life being for sale and it is one property after another after another and this is in an established community; they already have homes here, we have a tax payer base here for decades just paying to the community to the tax fund to move this city forward; advising that she just really wants the Committee to look at the design right now, its marginal like they may have decreased the units just a little bit, but they expanded everything else, the massing did not change and there still no green space and there is still a lot of other things that they have issues with; thinking with this plan and she thinks there is a huge gap right now with this, still looking forward with what she thinks Planning staff and City Council want to see our community be turned into; thinking if this continues, if every single proposed project continues in their neighbourhood, the intensification and over intensification they are going to

be fighting every single time; stating she wants to find a way to find a compromise for everyone to be happy, but this plan is not it; reiterating that, in her eyes, it will set a precedent that over intensification is ok in her area; advising that that first meeting was very helpful, they got to talk, but it was such a lofty goal; stating that they need the Committee's help to listen to them and their concerns and find them valid.

- Paul Digby, 890 Richmond Street – advising that he has had an opportunity to speak to the Committee a little while ago and this is his third meeting; understanding that democracy takes time and he thanks the Committee for taking the time to make judgements accordingly; hearing the word compromise a lot, hearing the words we do not see compromise a lot; looking at the design and he does not see the compromise; indicating that the Committee sent it back to the Planning for less girth, put it on a diet and it comes back; here we are almost three meetings later and it has not lost much weight, sounds like his life most of the time; advising that he looked up compromise in the dictionary, it says the settlement of differences by mutual concessions when two sides give up some demands to meet somewhere in the middle; eighteen storeys to fifteen storeys, 230 units to 222 units, that is not a compromise; compromise is not one side winning and the other side losing and if you prove that that is what you're saying; compromise forms the basis of mutual respect and cooperation; compromise allows each side to declare victory; the Committee's responsibility and he knows you know this as elected leaders of the people is to find this compromise, find something that works, listen to the people that have spoken tonight, help find the middle ground; he knows and he is hopeful that you will do that; 222 units on a small package of land is not a compromise; listen to your heart, it will give you the right answer.
- Alastair Rose, Richmond Woods - indicating that this has been a journey; advising that they have made phone calls to City Hall and they have had great connections; stating that Tricar bought this property as medium density; advising that Tricar can and has some amazing designs out there that they can build as medium density on land that he knew as medium density; if we took more than a moment, all of us in here, we would be honest with ourselves and realize that this is over development; intensive development and the transit village might not be part of it which is part of Bus Rapid Transit, which still has not left the station; the transit village were two words that did not mean anything to them until back in the presentation they were surprised and somewhat deflated to learn that the transit village can change your density to high density; advising that they had no reason to be aware of this change, they could not react and realize that transit village impact on their medium density residential love to live here neighbourhood; indicating that this is significant over the top change and as has been stated it will impact on other areas; noting that there have been other comparisons that could fit in here overnight; believing this has probably been one of the longest issues that the Committee has been involved in and the longer you are in it the more critical it is to the residents and the Committee; wondering how you make a decision, you make a decision on how it was brought about, how it needs to be built as and it can be done; stating that there are amazing designs out there; believing that Tricar is a significant builder in every major city in Ontario and he has wow factor; he can do it, there is no doubt in his mind.
- Gloria McGinn-McTeer, Past President, Stoneybrook Heights Residents Association/Uplands – indicating that she is going to be reasonably blunt in her comments; advising that she is extremely perturbed by comments in The London Free Press from a Planning and Environment Committee member that did not paint them in a good light; advising that she is tired of this constant throw-back to community and neighbourhoods when they partake in democracy which they all remember from Remembrance Day yesterday and they are part of the planning process, this is the community planning process and if she hears one more time from any elected representatives that communities are not accepting of change or density or things like that, she will be at their office; leaving it at that; going to

tell the Committee that this Residents Association has appeared before the Planning and Environment Committee three times in the last two years; you think of all the development that has gone on in the north end including the commercial building where the church used to be behind Sobey's, including all the medium-low density, medium density apartment buildings being built north of Philbrook Drive and south of Sunningdale Road, did you see anybody from the community here talking about that stuff, no, and do you know why, because it fits within the plan; indicating that the three times that they were here, northwest corner of Richmond Street and Sunningdale Road, the York property, the Poole property and North Centre Road; leaving out the ten years that they spent protecting the wetland which the City of London Planning Department did not do; noting that it took eight Ontario Municipal Board hearings to do that; stating that parts of the Official Plan are being ignored, this is the big one, no adverse impact on adjoining and abutting land; indicating that there is not supposed to be any, that is in the Official Plan, everyone has already talked about the issue of massing but that building itself leaves a strip of green around it and that is not acceptable, it is a concrete mass on a 1.1 hectare that takes up almost all of the property; expressing happiness to hear that there is some landscaping planned there, there was not any mention of it until now; expressing surprise that they did not get any bonusing for that like they usually do; noting that she does not mean Tricar, she means anyone that puts a couple of trees in; stating that there is no transition between these two unique concepts; believing that it is a unique neighbourhood; advising that there is nothing that the community can do when she hears folks say, as Tricar did in their comments today, or somebody did, you know, it is high density someplace else and it did not get built and then does that make it ok for Tricar to come in and build high density in an area that is zoned for medium; indicating that no it does not, you do not make trade-offs like that, it is about good planning; stating that the planning that was put into place on this piece of property was put in place by the Ontario Municipal Board under the guidance of good planning, it is in the decision; *(Councillor S. Turner indicating that she has thirty seconds left)*; asking for an extension, please; *(Councillor S. Turner indicating that an extension was moved by Councillor M. Cassidy and seconded by Councillor A. Hopkins; noting that the motion passed.)*; stating that this high density versus medium density, that is a moot point when people talk about that because it was a Council or a previous time that did that; taking the Planning and Environment Committee through an article that was in The London Free Press at the beginning of April, it was online and it was taken down but she has a letter and a call into The London Free Press to ask where it is; advising this is how it was shown on her screen, it was an introduction of the development, there were comments from Senior Planner Michael Tomazincic and from Adam Carapella and the opening line was something along this, Michael says "I am hoping", he was thinking out loud, this is kind of how it was put out, "hoping to find someone that can put a mark on the land, a set of vistas so that people coming over the hill on Richmond Street will immediately know they are in London; noting that those will be the people who cannot see the sign that says "London", green and white; and later on in the article Adam chips in to say when he heard of this he said "Hey we want to be the ones to do this" and it went on and on like that; advising that she went through the paper, last week, and she could not find it, it has been replaced by a little wee article down on April 2, first page at the bottom; indicating that on the other page there was a huge picture of the building and quite a lot of discussion between the Planner and Tricar prior to, of course, any discussion with them; stating that the vista issue, she does not know if that is something necessarily made up or whatever and she is going to be fair about this because she has not heard back from The London Free Press yet but she hopes that it is not one of those things that somebody threw on the computer and then took it down like what they saw during the Election; indicating that this fear of change that they hear about from the community is nonsensical; advising that the concern that they have had all along is the huge concern about

the community planning process itself and how it really has not worked here because it is clear to her after twenty-five years of seeing what is going on that there has been, she does not want to say a concerted effort because she does not know that, but there has been little effort to engage with the community even when Council provided direction to do that, twice, so that is problematic for them; seeing what else she has missed as she does not want to repeat everything everyone else has said but she wanted to remind the Committee about the Ontario Municipal Board decision, the fact that that represents good planning and, in particular, the Official Plan where it says no adverse impacts on adjoining and abutting land and those have not been addressed; indicating that there is no bonusing for something that will occur in the future, so maybe the argument or the proposal put forward is that they will make it a transit hub now to do, there it is and so they can provide bonusing on that basis alone; thinking that is a little circumspect and it is not fair to the community; requesting that the Committee refuse this application and leave it at that and start over with something new and something that fits in there; reiterating, as her final comment, a unique neighbourhood, very unique and it has been built out the way that it was designated on the Official Plan; noting that needs to be respected and to put in something that is being proposed in this manner, in this location is entirely inappropriate; *(Councillor S. Turner taking a moment to take a point of personal privilege; believing that the comment made at the beginning might have been made towards him as a member of Council, the most recent The London Free Press article mentions two Councillors with respect to this and he is going to read that so he can clear the air on that; he takes great pains to make sure that he does not cast one community or applicant in any positive or negative light; states in here that the issue goes to Planning & Environment Committee meeting for public input on November 12, Councillor Stephen Turner, Chairperson of the Committee credited Tricar with revising its plans to try to accommodate the concerns of the neighbours; it sounds like they are trying to take the residents' concerns into account and made a number of changes he said the decision for us is is it consistent with The London Plan; the Plan does allow for increased density along a Bus Rapid Transit corridor and this would be part of that corridor; it is clearly in the transit village and greater density is encouraged; they will look at the provincial alignments, Turner said; good planning is about mixed density in the same area rather than just uniform density in a neighbourhood; indicating that those were his comments and those are not any different than the comments that he has made here.);* understanding what he said but he still phrased it in a negative connotation to what the neighbourhood is saying and she is also going to say that the Official Plan is the guideline for now, it is not the London Plan; *(Councillor S. Turner advising Ms. McGinn-McTeer that he is not going to engage in cross debate, he just wanted to make that point.); (Mayor M. Brown indicating that it is highly irregular for him to do this, Mr. Chair, but there were some comments made in that last presentation directed towards a Senior Planner in reference to an article that may or may not still be posted online; wanting to be very clear, he understands that these are very emotional issues and people care deeply about their neighbourhoods; our staff are extremely professional, our staff are tasked with the job of interpreting policy that Council approves and to bring plans forward that they feel align with the policies that they approve; certainly this is not a staff led initiative, this is a Council led initiative and that is all part of the public planning process; sometimes staff members are criticized simply for doing their job and he wants to be very clear and on the record that he sees nothing but professionalism coming from our Planning Department.); (Councillor S. Turner indicating that they do try to make every effort to ensure that it is a comfortable environment for people to speak at and we try not to take any steps that sound admonishing or in any tone; please do feel comfortable to make your comments known; when there are questions of opinion on that they do need to be addressed however.)*

- Derek Rice, 396 Queens Avenue – providing a different, positive perspective; noting that he is a different age than most people in the room; indicating that he recently moved into an apartment; noting that he cannot afford a place yet; addressing people driving more and increased traffic in the area, since he has moved into an apartment he is driving less and that concern may be decreased compared to what a lot of people may think; speaking to the compromise and a lot of people thinking that there was not a lot of compromise, it seems to him, just from what he has heard, the compromise was more in the height, which seems they have come to; realizing it is not to medium density, the six storey but it was considered; indicating that he cannot afford a \$400,000 home but he will be able to afford a \$400,000 home sooner than he can the cost of most of the homes in the area; indicating that developments like this give him the ability to look to the future and think he can live in areas near Masonville.
- Bejia Auger, 145 North Centre Road – indicating that she had a speech but she is not going to read it as a lot of things have been said tonight; addressing the issues that were just brought up, the positive comments that were just brought up; pointing out that this is a person who is renting, not buying and, as far as this luxury condominium apartment giving him hopes of being able to live near Masonville Mall, the four corporations that are right across the street from this proposed building are less than \$400,000 at this time; noting that it is a considerable amount less so he would still be able to live in this area; touching on a couple of things that were said during the meeting tonight, compromise was a big one that was talked about and this has been going on, these talks have been going on since February to October now and it has been pointed clearly out that the difference between the compromise that has been given between February and October, three meetings, this is her second meeting as she missed the first meeting, has been a difference of eight units; wondering in what world is that compromise, that is not compromise; this has been put across and displayed as we have produced these changes and there has been a lot of wonderful language used but it is not accurate as to what is really going on, it is flowery, it sounds good but it is not accurate, it is not great, it has been a process that has went in a medium density zoning, Tricar has taken the lead and presented a twenty-two storey building in a medium density and all of the viewing throughout all of these months of talks has gone from a top down effort; it should not be a top down; twenty-two is never what it was, you go from what is reality; reality is six floors and to go from ok, well, look at what they have done, they have gone from twenty-two to eighteen and from eighteen to fifteen; stating that they are in a six and you go from six up, you go from bottom up, not top down; relate this twenty-two to eighteen to fifteen like when she used to sell antiques, you never asked the price that you wanted, you always went up because you knew you were always going to be required to go down and she does not think that Tricar is any different in their business; they are not fools, this is the way the game works; advising that she does not think that the twenty-two was ever realistic, it was a shell game, the shell game was twenty-two drop down to eighteen right away and they never did drop down from eighteen; *(Councillor Turner indicating that he has asked in previous meetings that people not make assumptions of what other people's motives were; thinking that is damaging.)*; indicating that she understands, she will stick by the procedure as it is a logical procedure; stating that you never ask for what you want, you always go higher because you are going to have to go down and you know it; noticing that Tricar, again made a point of saying that they have had to do more work on this than they have had to on any other project; believing that, if they would have come to the table as perhaps they did just a couple of weeks ago for the first time from what they have heard from their representatives who met with them, if they would have come like that from the beginning in February, we would not be here right now, we would be compromising, we would be saying the community is more than willing to compromise; advising that she knocked on doors of three out of four of the condo corporations before their second meeting; indicating that she and Michelle talked

to every single person in all three of those condo corporations, everything except hers, at 145; noting that everyone was against it except for one person who said they just moved in, they do not really know anything about it and they were not sure, they did not know anything about it; every single person that they knocked on their doors did not agree with it; they stand by the community; *(Councillor Turner advising that it has been five minutes and asking the speaker to please wrap up.)*; advising that she was in interior design and she does not understand why Richmond Street North cannot be used, there is more than ample space there to put in a large right turn lane to have an entrance in off Richmond Street North on the north side of 230 North Centre Road and then have their own exit on North Centre Road on the south side of 230 North Centre Road, this would cut the traffic in half, that was the other thing that this gentleman talked about, he said he does not have a car. *(Councillor Turner asking the speaker to please wrap it up there.)*