

Planning and Environment Committee Report

17th Meeting of the Planning and Environment Committee Meeting
November 12, 2018

PRESENT: Councillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park, Mayor M. Brown
ALSO PRESENT: Councillors H.L. Usher and M. van Holst; I. Abushehada, A. Anderson, G. Barrett, G. Belch, M. Corby, L. Dent, A. DiCicco, M. Elmadhoon, M. Feldberg, J.M. Fleming, H. Lysynski, T. Macbeth, J. MacKay, S. Mathers, B. O'Hagan, C. Parker, M. Pease, L. Pompilii, C. Smith, J. Smolarek, M. Sundercock, M. Tomazincic, S. Wise and P. Yeoman

The meeting was called to order at 4:00 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: A. Hopkins

Seconded by: M. Cassidy

That Items 2.1 to 2.12, inclusive, BE APPROVED.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

2.1 10th Report of the Advisory Committee on the Environment

Moved by: A. Hopkins

Seconded by: M. Cassidy

The 10th Report of the Advisory Committee on the Environment, from its meeting held on October 3, 2018, BE RECEIVED; it being noted that the Report has previously been adopted by the Municipal Council.

Motion Passed

2.2 10th Report of the Trees and Forests Advisory Committee

Moved by: A. Hopkins

Seconded by: M. Cassidy

That the following actions be taken with respect to the 10th Report of the Trees and Forests Advisory Committee from its meeting held on October 24, 2018:

a) the following actions be taken with respect to black plastic rings around tree bases:

i) the Civic Administration BE REQUESTED to prioritize the city communications initiative with respect to black plastic rings around tree bases; and,

ii) Civic Administration BE INVITED to a future meeting of the Trees and Forests Advisory Committee (TFAC) to provide information with respect to the updated City of London's Urban Forestry website; it being noted that TFAC heard a verbal update from K. Hodgins, Supervisor of Operations, with respect to this matter; and,

b) clauses 1.1, 3.1, 4.1 and 5.1, BE RECEIVED for information.

Motion Passed

2.3 Application - 100 Kellogg Lane and 1127 Dundas Street (H-8957)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, based on the application by 1803299 Ontario Inc., relating to the properties located at 100 Kellogg Lane and 1127 Dundas Street, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Special Provision Business District Commercial (h-212•BDC1•BDC2(12)) Zone and a Holding Special Provision Business District Commercial (h-212•BDC1•BDC2(12)) Zone TO a Special Provision Business District Commercial (BDC1•BDC2(12)) and a Special Provision Business District Commercial (BDC1•BDC2(13)) Zone to remove the "h-212" holding provision from these lands. (2018-D09)

Motion Passed

2.4 Music, Entertainment and Culture District Strategy Amendments and Implementation Status Update

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Music, Entertainment and Culture Districts:

a) the revised Music, Entertainment and Culture District Strategy appended to the staff report dated November 12, 2018 as Appendix "A" BE APPROVED; it being noted that the Strategy has been amended as directed by the Municipal Council on March 21, 2017 and on June 13, 2017 and contains replacement pages 63 to 65, revisions to pages 66 to 67, and document-wide changes redefining and renaming the former "Downtown District"; and,

b) the Music, Entertainment and Culture District Implementation Status Update appended to the staff report dated November 12, 2018 as Appendix "B" BE ADOPTED. (2018-C08)

Motion Passed

2.5 Application - 3105 Bostwick Road (H-8968)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, based on the application by Topping Family Farm Inc., relating to the property located at 3105 Bostwick Road, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Special Provision Residential R2 (h*h-100*R2-4(2)) Zone TO a Special Provision Residential R2 (R2-4(2)) Zone to remove the "h" and "h-100" holding provisions. (2018-D09)

Motion Passed

2.6 Application - 1233 and 1237 Sandbar Street - Removal of Holding Provisions (h-82) (H-8970)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, based on the application by 905 Sarnia Inc., relating to the properties located at 1233 and 1237 Sandbar Street, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h-82*R1-13 (3)) Zone TO a Residential R1 Special Provision (R1-13 (3)) Zone to remove the h-82 holding provision. (2018-D09)

Motion Passed

2.7 Upper Thames River Conservation Authority Dingman Creek Subwatershed Screening Area Mapping

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner and Managing Director, Development and Compliance Services & Chief Building Official, the staff report dated November 12, 2018, entitled "Upper Thames River Conservation Authority Dingman Creek Subwatershed Screening Area Mapping" BE RECEIVED for information. (2018-E09)

Motion Passed

2.8 Application - 2313 and 2373 Callingham Drive - Blocks 2 and 3 Plan 33M-664 (P-8830)

Moved by: A. Hopkins
Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, based on the application by Town and Country Developments (2005) Inc., to exempt the following lands from Part-Lot Control, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to exempt Blocks 2 and 3 of Registered Plan 33M-664 from the Part Lot Control provisions of Subsection 50(5) of the *Planning Act*. (2018-D09)

Motion Passed

2.9 Application - 4161 and 4141 Raney Crescent

Moved by: A. Hopkins
Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application by John Spriet, relating to the properties located at 4161 and 4141 Raney Crescent:

a) the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to deem Lots 21 and 23 of Registered Plan 33M-177, City of London, County of Middlesex not to be in a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;

b) the City Clerk BE DIRECTED to provide notice of the by-law passing and undertake registration of the Deeming By-law, in accordance with the provisions in subsections 50(28) and 50(29) of the *Planning Act*; and,

c) the applicant BE REQUIRED to pay for any costs incurred to register the deeming by-law at the land registry office. (2018-D12)

Motion Passed

2.10 Application - Talbot Village Subdivision - Phases 1, 1A, 1B, 2, 3 and 4 - Amending Agreements 39T-00514 and 39T-13501

Moved by: A. Hopkins
Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the Subdivision Agreements and Amending Subdivision Agreements between The Corporation of the City of London and Speyside East Corporation, for the subdivision of land referred to as the Talbot Village Community, located on the north side of Pack Road, east of Colonel Talbot Road:

a) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 1A (Plan 33M-458); subdivision agreement;

b) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 1B (Plan 33M-494); subdivision agreement;

c) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 2 (Plan 33M-624); subdivision agreement;

d) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 3 (Plan 33M-562); subdivision agreement;

e) the Amending Agreement appended to the staff report dated November 12, 2018 between The Corporation of the City of London and Speyside East Corporation, BE APPROVED for Talbot Village Phase 4 (Plan 33M-684), subdivision amending agreement; and,

f) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreements noted in a) to e) above, any further amending agreements and all documents required to fulfil its conditions. (2018-D12)

Motion Passed

2.11 Application - 2674 Asima Drive - Block 55 33M-699 (P-8963)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, based on the application by Rockwood Homes, c/o Andrea McCreery, Stantec Consulting Ltd., the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to exempt part of Block 55 in Plan 33M-699 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years. (2018-D12)

Motion Passed

2.12 Building Division Monthly Report for September 2018

Moved by: A. Hopkins

Seconded by: M. Cassidy

That the Building Division Monthly Report for the month of September, 2018 BE RECEIVED for information. (2018-D04)

Motion Passed

3. Scheduled Items

3.1 Public Participation Meeting - Application - 1175 Blackwell Boulevard (Z-8954)

Moved by: M. Cassidy

Seconded by: T. Park

That, on the recommendation of the Manager, Development Planning, with respect to the application of 700531 Ontario Ltd., c/o Tony Marsman Construction, relating to the property located at 1175 Blackwell Boulevard, the proposed by-law appended to the staff report dated November 12, 2018 BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), FROM a Residential R4 (R4-5) Zone TO a Residential R5 (R5-5) Zone to permit townhouse and stacked townhouse dwellings;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment conforms to The London Plan;
- the recommended amendment conforms to the policies of the 1989 Official Plan; and,
- the proposed development will permits a form of development that is appropriate for the subject lands and is compatible with the existing and planned surrounding land uses. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: Mayor M. Brown

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.2 Public Participation Meeting - 600 Sunningdale Road West 39T-18501 (Z-8888)

Moved by: Mayor M. Brown
Seconded by: T. Park

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sunningdale Golf and Country Ltd., relating to a portion of the property located at 600 Sunningdale Road West, the comments received from the public during the Public Engagement process appended to the staff report dated November 12, 2018 BE RECEIVED; it being noted that staff will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the staff evaluation of the subject application;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: Mayor M. Brown
Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: A. Hopkins
Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.3 Public Participation Meeting - Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London (O-8965)

Moved by: A. Hopkins
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the application of The Corporation of the City of London to update and replace the Heritage Places guideline document which applies citywide:

a) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "A" and the draft guideline document – Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London (Heritage Places 2.0) appended to the staff report dated November 12, 2018 as Appendix "C" BE RECEIVED;

b) the comments received at the Public Participation Meeting held on November 12, 2018 BE CONSIDERED in the preparation of the final Heritage Places 2.0 guideline document and associated proposed amendment to The London Plan; and,

c) the draft Heritage Places 2.0 BE CIRCULATED to the London Advisory Committee on Heritage (LACH), the Urban League and relevant neighbourhood associations for feedback on this draft guideline document; it being noted that the final guideline document Heritage Places 2.0 will be brought before a future meeting of the Planning and Environment Committee for adoption as a Guideline Document to The London Plan following consultation with the LACH, Urban League and relevant neighbourhood associations;

it being noted that the Planning and Environment Committee reviewed and received a communication dated November 9, 2018 from A.M. Valastro, 1-133 John Street;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2018-R01)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: T. Park

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: T. Park

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.4 Public Participation Meeting - Application - 131 King Street (Z-8902)

Moved by: T. Park

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of York Development, relating to the property located at 131 King Street:

a) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the

subject property FROM a Holding Downtown Area Special Provision (h-3*DA1(6) *D350) Zone TO a Holding Downtown Area Special Provision Bonus (h-18*DA1(6)*D350*B(_)) Zone; it being noted that the B(_) Bonus Zone shall be implemented through one or more agreements to provide for an apartment building height of 30-storeys or 102 metres (334.6ft) with an increased density of up to 931 units per hectare in return for the provision of the following facilities, services, and matters:

i) a high quality development which substantially implements the site plan and elevations as appended to the staff report dated November 12, 2018 as Schedule "1" to the amending by-law:

A podium design that includes;

- A) a well-articulated façade screening the multi-level parking structure that includes multiple step-backs, several canopies, planters on the main canopy above the retail level, and includes a variety of materials;
- B) a prominent principal entrance into the apartment building that is easily identifiable through the use of a recessed entrance and canopy that protrudes above the entrance;
- C) a retail component, west of the principal apartment entrance, that includes a two storey glass window wall, which maintains a similar rhythm and proportion of the existing storefronts along King Street;
- D) a large design feature, above the garage entrance (along King Street) to add interest to the streetscape and break up the appearance of this portion of the parking structure;
- E) ground floor windows on the west elevation with the possibility to become future storefronts facing the alley along the west side of the development; and,
- F) a canopy along the west elevation providing weather protection to pedestrians traveling between King Street and the rear of the building;

A tower design that includes;

- A) a varied step back of the tower from the podium along the King Street frontage;
- B) a design feature wall extending from the principle apartment entrance at the base of the podium to the top of tower clad in textured panels and window wall consisting of clear and coloured glazing;
- C) a protruding design element located on the 23rd and 24th storeys at the north east corner of the building fully clad in window wall consisting of clear and coloured glazing and framed;
- D) a material and colour palette that provides for a cohesive design between all elements of the building including the podium and the tower;
- E) a high proportion of transparent glazing and a relatively low proportion of exposed concrete or similar materials, including floor to ceiling window walls, and clear glass for balcony railings;
- F) a high level of articulation on the east and west elevations that reduce the overall visual mass of the building;
- G) a design of the top of the tower that provides interest to the skyline and is well integrated with the design language of the overall building; and,
- H) the incorporation of the mechanical and elevator penthouses with the roofline of the tower;

ii) Public Parking

the provision of 41 publicly accessible parking spaces on level 1 of the underground parking facility and accessed from York Street; it being noted that an agreement shall be entered into between the Corporation of the City of London and the property owner to facilitate this requirement;

iii) Design Feature

as depicted in the elevations shown in Schedule "1" to the amending By-law, a design feature will be located over the main vehicular access off of King Street; it being noted that the details for this feature, including design, appearance and materials, will be determined in consultation with Staff through the site plan approvals process;

iv) Public Art

the financial contribution of funding to a future public art project within the Downtown Area in the amount of 1% of the construction value up to a maximum of \$250,000, to be provided at the time of site plan approval;

v) 3 levels of underground parking

vi) Publicly accessible civic space located at the York Street entrance

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

- i) provide an enhanced treatment along the westerly elevation portion of the parking garage;
- ii) implementation of the recommendations provided in the wind study to reduce wind impacts at the commercial entrance at the northwest corner of the building; and,
- iii) ensure a full Noise and Vibration Study is undertaken to address the concerns raised by CN Rail;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment conforms to the Downtown Area policies of the City of London Official Plan and Downtown Place Type policies of The London Plan;
- the recommended amendment facilitates the redevelopment of an existing surface parking lot in the downtown core and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard; and,
- the subject lands are located in a location where intensification can be accommodated given the existing municipal infrastructure, and existing and future public transit facilities in the area. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: Mayor M. Brown

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: T. Park

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.5 Public Participation Meeting - Application - 3080 Bostwick Road (Site 1)
(OZ-8941)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by 31675 Ontario Ltd. (York Developments), relating to Site 1, 3080 Bostwick Road, and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2018-D09)

Voting Record:

Moved by: S. Turner

Seconded by: A. Hopkins

That the applications submitted by 31675 Ontario Limited (York Developments), relating to Sites 1, 3 and 5, 3080 Bostwick Road BE REFERRED back to the Civic Administration to work with the applicant to complete the technical review and, where appropriate, prepare a Bonus Zone that would 'lock in' the design of the building and establish the commensurate facilities, services and matters that the applicant would provide in favour of the greater height and density at this site in accordance with the City of London Southwest Area Secondary Plan, 1989 Official Plan, The London Plan, and Section 37 of the *Planning Act*.

Yeas: (3): S. Turner, A. Hopkins, and J. Helmer

Nays: (3): M. Cassidy, T. Park, and Mayor M. Brown

Motion Failed (3 to 3)

Moved by: T. Park
Seconded by: Mayor M. Brown

That the following actions be taken with respect to the application of 31675 Ontario Ltd (York Developments Inc.), relating to the property located at 3080 Bostwick Road, referred to as Site 1:

a) the request to amend the Official Plan to add the site to the list of preferred locations for convenience commercial uses, and the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone TO a Holding Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h, h-213, h-(), h-(), R9-7()/CC4()/RO2()*B-()) Zone, BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018;

b) the City Solicitor BE REQUESTED to submit a report to the Municipal Council meeting to be held on November 20, 2018 providing advice with respect to potential bonusing; and,

c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the proposed amendments to the by-law are minor in nature and the Civic Administration will be reporting back on this matter.

Yeas: (3): M. Cassidy, T. Park, and Mayor M. Brown

Nays: (3): S. Turner, A. Hopkins, and J. Helmer

Motion Failed (3 to 3)

Moved by: Mayor M. Brown
Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: Mayor M. Brown
Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.6 Public Participation Meeting - Application - 3080 Bostwick Road (Site 3) (Z-8942)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by 31675 Ontario Ltd. (York Developments), relating to Site 1, 3080 Bostwick Road, and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2018-D09)

Voting Record:

That the applications submitted by 31675 Ontario Limited (York Developments), relating to Sites 1, 3 and 5, 3080 Bostwick Road BE REFERRED back to the Civic Administration to work with the applicant to complete the technical review and, where appropriate, prepare a Bonus Zone that would 'lock in' the design of the building and establish the commensurate facilities, services and matters that the applicant would provide in favour of the greater height and density at this site in accordance with the City of London Southwest Area Secondary Plan, 1989 Official Plan, The London Plan, and Section 37 of the *Planning Act*.

Yeas: (3): S. Turner, A. Hopkins, and J. Helmer

Nays: (3): M. Cassidy, T. Park, and Mayor M. Brown

Motion Failed (3 to 3)

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 31675 Ontario Ltd. (York Developments Inc.), relating to the property located at 3080 Bostwick Road referred to as Site 3:

- a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone TO a Holding Residential R9 Special Provision (h, h-213, h-(), h-(), R9-7()*H55) Zone, BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.- 1, (in conformity with the Official Plan);
- b) the City Solicitor BE REQUESTED to submit a report to the Municipal Council meeting to be held on November 20, 2018 providing advice with respect to potential bonusing; and,
- c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the proposed amendments to the by-law are minor in nature and the Civic Administration will be reporting back on this matter.

Yeas: (3): M. Cassidy, T. Park, and Mayor M. Brown

Nays: (3): S. Turner, A. Hopkins, and J. Helmer

Motion Failed (3 to 3)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: T. Park

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.7 Public Participation Meeting - Application - 3080 Bostwick Road (Site 5)
(OZ-8943)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by 31675 Ontario Ltd. (York Developments), relating to Site 1, 3080 Bostwick Road, and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2018-D09)

Voting Record:

That the applications submitted by 31675 Ontario Limited (York Developments), relating to Sites 1, 3 and 5, 3080 Bostwick Road BE REFERRED back to the Civic Administration to work with the applicant to complete the technical review and, where appropriate, prepare a Bonus Zone that would 'lock in' the design of the building and establish the commensurate facilities, services and matters that the applicant would provide in favour of the greater height and density at this site in accordance with the City of London Southwest Area Secondary Plan, 1989 Official Plan, The London Plan, and Section 37 of the *Planning Act*.

Yeas: (3): S. Turner, A. Hopkins, and J. Helmer

Nays: (3): M. Cassidy, T. Park, and Mayor M. Brown

Motion Failed (3 to 3)

Moved by: T. Park

Seconded by: Mayor M. Brown

That the following actions be taken with respect to the application of 31675 Ontario Ltd (York Developments Inc.), relating to the property located at 3080 Bostwick Road referred to as Site 5:

- a) the request to amend the Official Plan to add the site to the list of preferred locations for convenience commercial uses, and the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject

property FROM an Urban Reserve (UR4) Zone TO a Holding Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h, h-213, h-(_), h-(_), R9-7(_)/CC4(_)/RO2(_)*B-(_)) Zone, BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018;

b) the City Solicitor BE REQUESTED to submit a report to the Municipal Council meeting to be held on November 20, 2018 providing advice with respect to potential bonusing; and,

c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the proposed amendments to the by-law are minor in nature and the Civic Administration will be reporting back on this matter.

Yeas: (3): M. Cassidy, T. Park, and Mayor M. Brown

Nays: (3): S. Turner, A. Hopkins, and J. Helmer

Motion Failed (3 to 3)

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: Mayor M. Brown

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.8 Public Participation Meeting - Application - 809 Dundas Street (Z-8875)

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Paramount Development (London) Inc., relating to the property located at 809 Dundas Street:

a) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Office Residential/ Business District Commercial Special Provision (OR*BDC(20)*D250*H46) Zone TO a holding Business District Commercial Special Provision Bonus (h-17*h-18*BDC(20)*D250*DH46*B-_) Zone and to change the Parking Area of a portion of the subject property FROM Parking Area 3 TO Parking Area 1; it being noted that the B(_) Bonus Zone shall be implemented through one

or more agreements to provide for a mixed-use apartment building with two 24 storey (82m (269ft)) buildings with an increased density up to 710 units per hectare in return for the provision of the following facilities, services, and matters:

i) a high quality development which substantially implements the site plan and elevations as appended to the staff report dated November 12, 2018 in Schedules “1” and “2” to the amending by-law:

Base

- A) division of the front façade along Dundas Street into multiple bays representative of separate individual units;
- B) a ground floor design that includes large proportions of clear glazing as well as a variety of brick with separate direct entrances to individual commercial units to Dundas Street;
- C) a ground floor to ceiling height that is greater than the height of all other individual storeys to activate the street and create a vibrant pedestrian realm;
- D) permanent architecturally integrated canopies/awnings above the ground floor entrances to differentiate the building base and provide overhead protection from natural elements;
- E) the provision of a portion of the top of the third level of the building (fourth floor terrace) as a greened outdoor amenity area for the residents;
- F) use of transparent glazing on the second and third floors; and,
- G) pedestrian connection along the south of the building from the pick-up/drop-off area to Rectory Street;

Middle

- A) slim tower architectural style with tower floor-plate of less than 1,060m² to minimize the overall mass, visual impact and sunlight disruption of the tower;
- B) towers that utilize a high proportion of vision glass and spandrel glass (window-wall) as the primary form of cladding for the tower, to mitigate the overall visual building mass and provide a light and refined appearance in the Old East Village Skyline;
- C) a stepback of 11m of the tower portions of the buildings from Dundas Street above the third storey; and,
- D) utilize changes in colour and material to visually break up the massing of the tower;

Top

- A) utilize building step-backs and variation in massing to define the building cap and completely conceal the mechanical and elevator penthouse within the overall architectural design of the top of the building to contribute to a dynamic Old East Village skyline;

ii) provision of one level of underground parking

iii) provision of Affordable Housing

the provision of 25 affordable housing units, established by agreement at 95% of average market rent for a period of 25 years; it being noted that an agreement shall be entered into with the Corporation of the City of London, to secure said affordable housing units for the 25 year term;

b) the Site Plan Approval Authority BE REQUESTED to consider the following through the site plan process:

- i) provide directional lighting from the rear of the building to illuminate the municipal laneway;
- ii) formalize and pave the municipal laneway including the access to Rectory Street; and,
- iii) provide a difference in paving, materials or treatment for the length of the municipal laneway to provide for enhanced pedestrian comfort and reflect that the space is shared;

c) Civic Administration BE DIRECTED to initiate an amendment to The London Plan for the property at 809 Dundas Street to ADD a new policy to the Specific Policies for the Rapid Transit and Urban Corridor Place Types, to allow for a maximum height of 24 storeys subject to a bonus zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement (PPS), 2014, which promotes intensification, redevelopment and a compact form in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents;
- the recommended amendment is consistent with the policies of the Provincial Policy Statement, 2014 which requires planning authorities to facilitate pedestrian and non-motorized movement by promoting a land use pattern, density and a mix of uses that serve to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes;
- the recommended amendment supports the objectives of the Old East Village Main Street Commercial Corridor policies of the City of London Official Plan which encourages redevelopment in the Area of Transition and Redevelopment segments of the Main Street Commercial Corridor;
- the recommended amendment will allow for an increase to height and density through a bonus zone which requires that the ultimate form of development be consistent with the site plan and elevations appended to the amending by-law;
- the recommended amendment will facilitate an enhanced form of development in accordance with the OEV Commercial Design Guidelines which includes an architecturally defined base, middle and top with the base serving to frame the pedestrian realm at a human-scale;
- the recommended bonus zone provides for an increased density and height in return for a series of bonusable features, matters and contributions that benefit the public in accordance with Section 19.4.4 of the Official Plan;
- the recommended Policy for Specific Areas is appropriate as it maintains the existing place type identified through The London Plan while providing flexibility for the site to support the increased height and densities; and, the recommended amendment is appropriate for the site and context and will assist with the continued improvement and revitalization of old east village. (2018-D09)

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Additional Votes:

Moved by: J. Helmer

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

3.9 Public Participation Meeting - Application - 230 North Centre Road (OZ-8874)

Moved by: J. Helmer

Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of The Tricar Group, relating to the property located at 230 North Centre Road:

- a) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend the Official Plan to change the designation of the subject lands FROM a Multi-Family, Medium Density Residential designation TO a Multi-Family, High Density Residential designation;
- b) the proposed by-law appended to the staff report dated November 12, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 20, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Holding Residential R5/R7/R8 (h-5*R5-7/R7*D75*H12/R8-4*H12) Zone TO a Holding Residential R9 Bonus (h-183*R9-7*B(_)) Zone; it being noted that the B(_) Bonus Zone shall be implemented through one or more agreements to provide for an apartment building height of 15 storeys or 56 metres (183.7ft) with an increased density of up to 192 units per hectare in return for the provision of the following facilities, services, and matters:

i) a high quality development which substantially implements the site plan and elevations appended in the staff report dated November 14, 2018 in Schedule "1" to the amending by-law:

Podium

- A) the inclusion of podium townhouse units, seven along the Richmond Street frontage and seven along the North Centre Road frontage;
- B) brick as the primary material on the street-facing elevations;
- C) individual unit entrances with front door access for all townhouse units;
- D) ground floor units with walkways leading to the City sidewalk for all street facing townhouse units;
- E) a prominent principle entrance into the apartment building that is easily identifiable by including some or all of the following: a change of massing, a higher level of clear glazing, and/or the incorporation of canopies;
- F) a multi-level parking structure that is buffered from the street-facing facades by the inclusion the townhouse units; and,
- G) architectural details and design elements on the north podium elevation that will be visible to those entering the City from the north;

Mid Rise Portions

- A) a material and colour palette that provides for a cohesive design between all elements of the building including the podium, the mid-rise portions and the tower; it being noted that this could include the inclusion of brick and/or a similar colour to the brick cladding on the podium;
- B) a high proportion of glass materials and a relatively low proportion of exposed concrete or similar materials, including floor to ceiling window walls. Use of clear glass balcony barriers; and,
- C) the inclusion of window walls on the eight floor matching the top levels of the tower portion;

Tower

- A) a material and colour palette that provides for a cohesive design between all elements of the building including the podium, the mid-rise portions and the tower; it being noted that this could include the inclusion of brick and/or a similar colour to the brick cladding on the podium;
- B) a high proportion of glass materials and a relatively low proportion of exposed concrete or similar materials, including floor to ceiling window walls. Use of clear glass balcony barriers;
- C) a step-back of the fourteenth and fifteenth floors on all tower elevations;
- D) the inclusion of window walls on the fourteenth and fifteenth floors;
- E) the design of the top of the towers that provides interest to the skyline and is well integrated with the design language of the overall building; and,
- F) incorporation of mechanical room with the roofline of the tower;

ii) Transit Station

the financial contribution of funding to the future Transit Station at Masonville Mall in the amount of 1% of the construction value up to \$250,000, for the provision of facilities, services, programming, public art or other matters for positive project enhancements to be provided at the time of site plan approval or construction of the station, whichever occurs first;

iii) 1 level of underground parking

iv) publicly accessible civic space located at the southwest corner of the site

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan approval process:

A) consider designing the exterior elevations of the amenity room with more prominence and relate it further to the corner entrance rather than the design of the townhouses. Both the entrance and amenity room could appear as one from the outside, this would provide for a stronger building presence at the corner;

B) on the south elevation of the corner entrance, extend the glass/spandrel treatment further east up to the brick on the townhouse

C) explore ways to provide interest on the west façade of the 3 storey townhouse at the corner entrance, this could be achieved in many ways including; greenwall, vines, mural, brick patterns, etc.;

D) remove the columns on the balconies on the west elevation of the midrise portion along Richmond Street similar to what is shown on the east elevation. Alternatively, if the columns are necessary consider moving them up against the building making them appear as an extension of the building rather than columns;

E) as three new townhouse units have been added to the east elevation of the podium, consider locating these townhouses further south immediately north of the towns along North Centre Rd as this would provide for an active edge on a very visible portion of building and would provide for a more welcoming entrance to the site;

ensure any visible portions of the north podium elevation include architectural details and design elements that provide interest in order to avoid large blank portions of wall on the podium; it being noted that this is important as this northern façade will be seen by those entering the City, southbound, at this important gateway;

d) the Civic Administration BE REQUESTED to investigate and report to the Civic Works Committee on the potential installation of a pedestrian crossover on North Centre Road;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication from S. Gliksman, Board of Directors and Residents, MSCC#582;
- a communication dated November 1, 2018 from V. Digby, by e-mail;
- a communication dated November 8, 2018 from C. MacKinnon, by e-mail;
- a communication dated November 8, 2018 from R. Croft, 38-145 North Centre Road;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the City of London Official Plan policies and Transit Village Place Type policies of The London Plan;

- the recommended amendment facilitates the development of an undeveloped lot and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard;
- the subject site is located in a location where intensification can be accommodated given the existing municipal infrastructure, the nearby arterial roads (Richmond Street & Fanshawe Park Road), large commercial node, and existing and future public transit facilities in the area. (2018-D09)

Yeas: (3): S. Turner, J. Helmer, and Mayor M. Brown

Nays: (2): A. Hopkins, and M. Cassidy

Absent: (1): T. Park

Motion Passed (3 to 2)

Additional Votes:

Moved by: M. Cassidy

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and Mayor M. Brown

Absent: (2): J. Helmer, and T. Park

Motion Passed (4 to 0)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent: (1): T. Park

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: A. Hopkins

Grant G. McGinn-McTeer an extension beyond 5 minutes.

Absent: (1): T. Park

Motion Passed

Moved by: M. Cassidy
Seconded by: A. Hopkins

Referral to Staff to reduce the massing.

Yeas: (2): A. Hopkins, and M. Cassidy

Nays: (3): S. Turner, J. Helmer, and Mayor M. Brown

Absent: (1): T. Park

Motion Failed (2 to 3)

Moved by: J. Helmer
Seconded by: Mayor M. Brown

d) the Civic Administration BE REQUESTED to investigate and report to the Civic Works Committee on the potential installation of a pedestrian crossover on North Centre Road;

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent: (1): T. Park

Motion Passed (5 to 0)

4. Items for Direction

4.1 D. Broostad, Hamilton Road Area Business Association - Request for Amendment to Hamilton Road BIA By-laws

Moved by: M. Cassidy
Seconded by: A. Hopkins

That the City Clerk BE DIRECTED to bring forward to a future meeting of Municipal Council a by-law to incorporate the proposed amendments to the Hamilton Road Business Improvement Area By-law as requested by the Hamilton Road Business Improvement Area Board of Management as outlined in the communication dated November 4, 2018 from D. Broostad.(2018-A23/C12)

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) 11th Report of the Advisory Committee on the Environment

Moved by: M. Cassidy
Seconded by: J. Helmer

That the following actions be taken with respect to the 11th Report of the Advisory Committee on the Environment from its meeting held on November 7, 2018:

a) the following actions be taken with respect to recycling:

i) the Civic Administration BE REQUESTED to consider a voluntary commercial recycling reporting system similar to the Health Unit Dine Safe

Program where businesses display signage indicating their recycling efforts including, but not limited to, what materials are being recycled; and,
ii) staff representatives responsible for the above-noted request BE IDENTIFIED to the Advisory Committee on the Environment (ACE) and attend a future meeting of the ACE for further discussion;

b) J. Adema, Planner II, BE REQUESTED to provide a timeline to the Advisory Committee on the Environment with respect to when feedback is required from the Committee related to the ReThink Zoning Draft Terms of Reference document dated October 31, 2018; and,

c) clauses 1.1, 3.1, 3.2, 5.1 to 5.3, inclusive, 6.2, 6.3 and 7.1 BE RECEIVED for information.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

6. Confidential

Moved by: T. Park

Seconded by: A. Hopkins

(Confidential Appendix enclosed for Members only.)

The Planning and Environment Committee convened in camera from 4:03 PM to 4:43 PM after having passed a motion to do so, with respect to the following matters:

6.1. Litigation or Potential Litigation/Solicitor-Client Privilege

A matter pertaining to litigation or potential litigation currently before the Ontario Superior Court of Justice, Court file No. 2796/16, affecting the municipality, advice that is subject to solicitor-client privilege, including communications necessary for the purposes of negotiating settlement and for the purpose of giving directions or instructions to officers, employees or agents of the municipality or persons retained by or under a contract with the municipality.

6.2. Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

7. Adjournment

The meeting adjourned at 10:58 PM

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Application – 1175 Blackwell Boulevard (Z-8954)

- D. Stanlake, Stanlake Consulting, on behalf of Rembrandt Developments – expressing support for the staff recommendation.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 600 Sunningdale Road West (Z-8888)

- *(Councillor S. Turner enquiring about the Environmental Impact Statement; Mr. C. Smith, Senior Planner, stated that it has been received but there are still some technical refinements that had qualified for suitability for accepting a complete application.);* Mr. C. Smith, Senior Planner, responding that the Environmental Impact Study was received, it is just the delineation of the buffering, there has been some discussion about the buffer, there have been site visits and there have been discussions between our Ecologist and the applicants Ecologist and they are working on the details of the final buffering for the significant Environmental Medway Valley.
- Anna Lee Baroudi, Lawyer for the applicant – advising that she has reviewed the staff report as well as comments from staff in relation to this application; confirming that her client does look forward to continuing to work positively with staff and expeditiously on these applications; having said that, she is here tonight because they want to make sure that they are moving forward on these applications under the appropriate policy regime and that the appropriate policy regime is being applied to these applications; pointing out that in the staff report, there are a large number of London Plan policies listed that remain under appeal; looking specifically at Section 3.3 which is called Policy Context and as a few examples, Policies 202, 203, 204, 211, 212, 213, 219, 220, the list goes on, in terms of the policies that are still under appeal, they have not yet been determined; stating that applications must be evaluated on the policies that are in force at the time the application is submitted and these applications were submitted on March 7, 2018; indicating that policies that were under appeal at that time, many of which continue to be under appeal, cannot be applied to these applications in a mandatory fashion; advising that she does not think that that point has been made clear in the staff report; thinking it is a very important point from an information standpoint which she believes is the purpose of today's meeting; realizing that this is obviously going to come down to legal questions and she looks forward to setting aside some time with the City Solicitor's Office so they can work through some of these issues and perhaps put them to rest and move forward under the appropriate policy regime.
- Sue Wastell, 2429 Waterside Close – advising that she lives in the Sunningdale community just east of the proposed site; expressing support for Corlon's proposed development; indicating that she is in a unique position where she can speak on the project on three different fronts, as President of the London Home Builders Association, as a builder that builds in London and as a neighbour to this proposed development; stating that, as many of you know, housing prices have increased over the last two years more than anyone could have imagined and a big factor to this increase has been due to the lack of supply of new lots; pointing out that builders are finding it very difficult to find new lots to build on and without places to build, the jobs of people who build homes are at risk; families in Sunningdale are in bidding wars just to buy a new home; recently there have been smaller sized lots that have come on stream in the north end but it has been years since they have seen lots like the ones proposed in size to be available in North London and she gets calls every week asking when will these lots come on stream because people want to buy one; moving forward with this development now is a step toward solving the lot supply shortage and providing diversity of housing within our city; stating that, beyond the business aspect, she does live right next door; indicating that her house, when she looks out of her windows, are going to be looking out over the top of this new development; thinking that this plan is a great fit within their neighbourhood.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London (O-8965)

- *(Councillor M. van Holst indicating that when they were doing the Community Improvement Plan for Hamilton Road, this question came up, staff was polling the citizens about various things and the idea of the heritage designation for the area came up and there was almost unanimously no; expressing concern that there may be areas up there where the citizens are not interested and if we do a bunch of work it would not be fruitful, it would be a waste of time; are we going to do that check as well to make sure that we are not doing a bunch of work unnecessarily.);* Ms. L. Dent, Heritage Planner, responding that these areas are not slated for designation, they have simply been identified through our process, through input from the heritage community in London that this area has heritage significance and that it merits further study for potential Heritage Conservation District; believing through the circulation of this draft document that they will take into consideration that type of input that they get from community groups such as the one that Councillor M. van Holst is mentioning; Mr. J.M. Fleming, Managing Director, Planning and City Planner, pointing out that the problem has actually been the opposite, that there have been communities that have been arguing over being the next in line for the next Heritage Conservation District and that is really what prompted Council to ask them to re-evaluate the list because there were a number of communities that were saying that they want to be designated and they want to be designated now and this helps to sort it out; understanding the point made by the Councillor but he wants to point out that there are many communities that are actually looking for this.
- *(Councillor A. Hopkins enquiring about the numbering one to fourteen, does that state the priorities, one being the priority of the candidate area or does it matter);* Ms. L. Dent, Heritage Planner, responding that yes, the numbering indicates a prioritization; direction from Council was not only to update the document and take a look at other potential areas that have heritage significance in the city but also to look at prioritization and she thinks that was the direction provided from Council.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 131 King Street (Z-8902)

- Laverne Kirkness, Kirkness Consulting, on behalf of York Developments – indicating that he would like to give his time to David Yuhasz, Zedd Architecture, who has been the mastermind behind the proposal that they are very pleased to bring to the city; advising that he would like Mr. Yuhasz, Zedd Architecture, to advise the Committee of a few of the features of the philosophy behind this.
- David Yuhasz, Zedd Architecture – indicating that they are the Architects for this project and they have gone through numerous iterations and have worked quite closely with the Urban Design Peer Review Panel responding to them quite significantly as well as with the Urban Design department; indicating that Mr. M. Corby, Senior Planner, did a good job pointing out what the building is all about; concentrating on the street pedestrian experience, what they find in a lot of buildings in Downtown London and elsewhere, when there is not enough parking and they are doing parking podiums, there is a lot of effort in this particular design to try to hide the parking elements because they have three levels below grade, they have three levels above grade and what you can see is that what they have been able to do is the three storey comes down to the glazing level and then gets hidden by two levels of glass and that way they are able to push the parking elements back, you do not realize that there are parking floors in there whatsoever; stating that the rest of the design is really quite articulated; there are lots of interesting materials that are going to be using on the façade; noting that it is quite a rich environment for this strip of King Street; showing other views; showing the different levels that they have been using to tie into existing context; advising that the existing context is really a three storey, two storey, there is nothing that consistent but they have picked up on a number of the elements along the street and brought them in as horizontal and vertical elements dividing the façade into three different components; advising that Mr. M. Corby, Senior Planner, talked about the larger element that is the retail defined entrance into the apartment itself and the parking level where they are anticipating an art installation that would be part of that design; focusing on the jewel design element of the building, which you can see in the two renderings; advising that what that comprises of in the building is the lounge area and the bar area and the library and all of the amenities of the building that are quite a focal point for the building itself; indicating that on the roof element, there is going to be a separate lounge and terracing for all the inhabitants of the building; showing how the elements are coming together; indicating that there is a walkway on the alleyway down the side of the building and then the potential to introduce glazing there as well because it forms a pedestrian link through to York Street; relating to the ground floor, there are two accesses to parking because the third floor, off of King Street, the public parking would be going up the ramp and then two floors on top of that and then from York Street they would be going down the ramp to the three floors below so it is two separate access points to the two separate parking levels; noting that there is a large retail component on the ground floor; pointing out the twenty-third floor, this is what they call the jewel element that gives you the lounge and the gaming which is a focal point for the building; extensive landscaping and terracing on the rooftop, together with the lounge area; showing a cityscape shot of the building in situ. (See attached presentation.)
- Bob Usher, General Manager and CEO, Covent Garden Market – advising that he attended the previous meeting and he raised a couple of concerns; indicating that tonight, with the changes that have been made and moving the parking the way that they have, etc., they are in a position to say thank you for what you have done and they fully support the application.

- Greg Priamo, Zelinka Priamo Ltd., on behalf of Mr. and Mrs. Mendez – advising that they attended the last meeting and raised some concerns about the relationship of the development of the new building as it related to Mrs. Mendez’s buildings directly to the west and they are pleased to report that they have spent some considerable time with York Developments over that time period and have arrived at arrangements that have sufficiently addressed their concerns and at this point they can advise the Committee that they have no objection to the zoning being brought forward.



KING STREET RENDERING

zedd ARCHITECTURE



KING STREET

zedd ARCHITECTURE



KING STREET LOOKING NORTH

zedd ARCHITECTURE



KING STREET LOOKING SOUTH

18-001 131 King Street (255 UNITS)

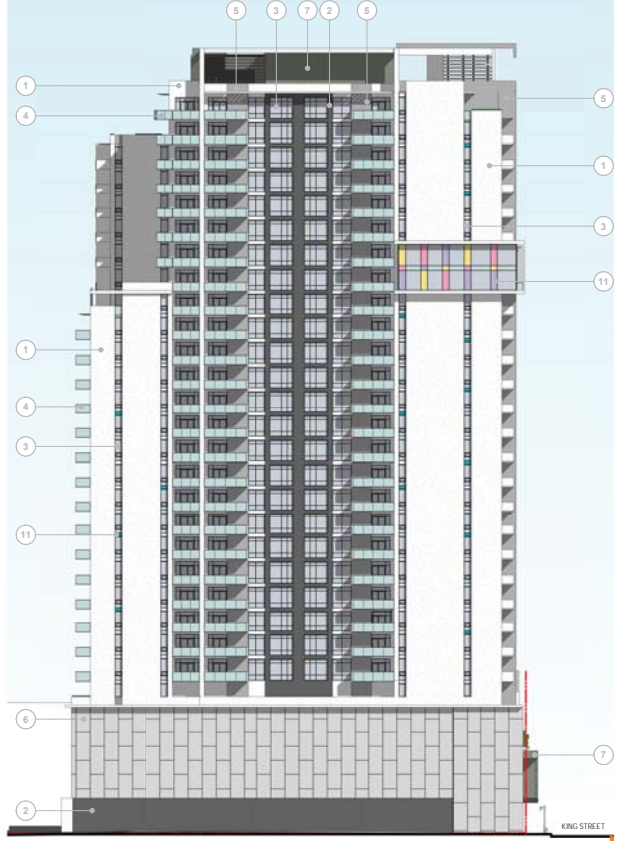
Rendering

Dsk-31



MATERIAL LEGEND

1. CONCRETE - TEXTURED FINISH (LIGHT)
2. CONCRETE - TEXTURED FINISH (PRESSED DARK)
3. WINDOW WALL - CLEAR GLASS, CHARCOAL MULLIONS
4. GLASS RAILING - TEmPERED CLEAR
5. HORIZONTAL TEXTURED PANELS
6. TEXTURED PANELS
7. JACK CANOPY - CHARCOAL
8. GARAGE DOOR - ALUMINUM FRAME, LAMINATED GLASS
9. JACK SIDING - CHARCOAL
10. STAINLESS STEEL PANELS - FACETTED
11. COLORED GLASS
12. METAL GRILLES - CHARCOAL
13. ALUMINUM TRELLIS - WHITE



KING STREET

18-001 131 King Street (255 UNITS)

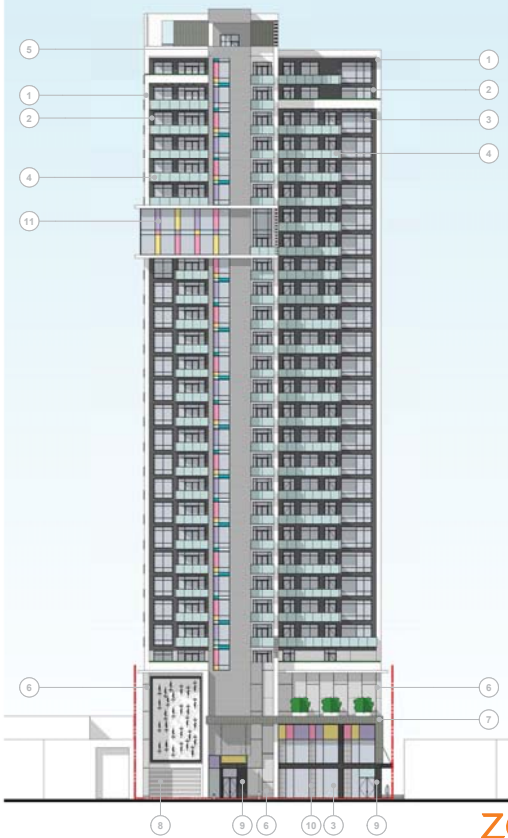
EAST Elevation

Dsk-33



MATERIAL LEGEND

1. CONCRETE - TEXTURED FINISH (LIGHT)
2. CONCRETE - TEXTURED FINISH (PRESSED DARK)
3. WINDOW WALL - CLEAR GLASS, CHARCOAL MULLIONS
4. GLASS RAILING - TEmPERED CLEAR
5. HORIZONTAL TEXTURED PANELS
6. TEXTURED PANELS
7. JACK CANOPY - CHARCOAL
8. GARAGE DOOR - ALUMINUM FRAME, LAMINATED GLASS
9. JACK SIDING - CHARCOAL
10. STAINLESS STEEL PANELS - FACETTED
11. COLORED GLASS
12. METAL GRILLES - CHARCOAL
13. ALUMINUM TRELLIS - WHITE



NORTH Elevation

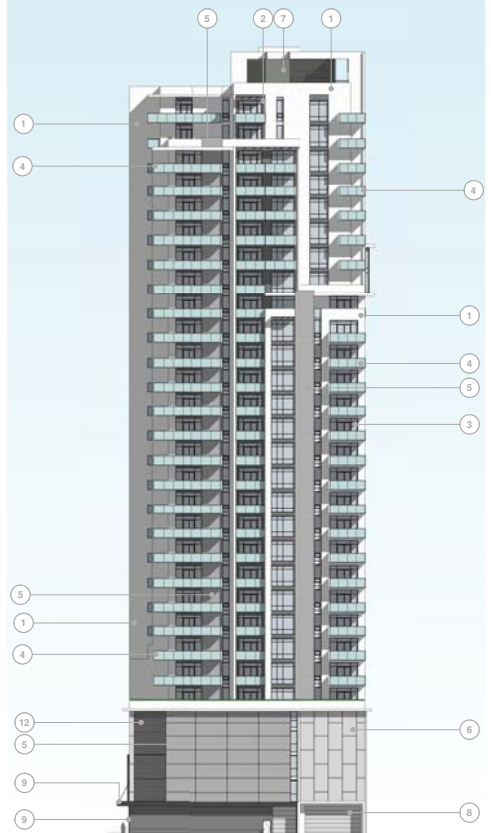
18-001 131 King Street (255 UNITS)

Dsk-32



MATERIAL LEGEND

1. CONCRETE - TEXTURED FINISH (LIGHT)
2. CONCRETE - TEXTURED FINISH (PRESSED DARK)
3. WINDOW WALL - CLEAR GLASS, CHARCOAL MULLIONS
4. GLASS RAILING - TEmPERED CLEAR
5. HORIZONTAL TEXTURED PANELS
6. TEXTURED PANELS
7. JACK CANOPY - CHARCOAL
8. GARAGE DOOR - ALUMINUM FRAME, LAMINATED GLASS
9. JACK SIDING - CHARCOAL
10. STAINLESS STEEL PANELS - FACETTED
11. COLORED GLASS
12. METAL GRILLES - CHARCOAL
13. ALUMINUM TRELLIS - WHITE



SOUTH Elevation

18-001 131 King Street (255 UNITS)

Dsk-34



MATERIAL LEGEND

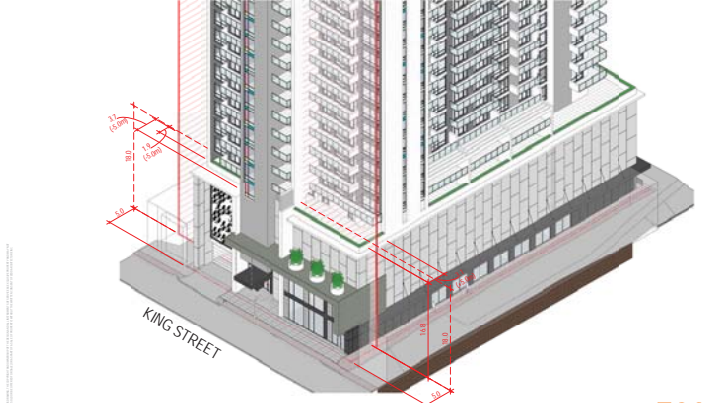
1. CONCRETE - TEXTURED FINISH (LIGHT)
2. CONCRETE - TEXTURED FINISH (DRESSED DARK)
3. WINDOW WALL - CLEAR GLASS, CHARCOAL MULLIONS
4. GLASS RAILING - TEmPERED CLEAR
5. HORIZONTAL TEXTURED PANELS
6. TEXTURED PANELS
7. JACK CANOPY - CHARCOAL
8. GARAGE DOOR - ALUMINUM FRAME, LAMINATED GLASS
9. JACK SIGNING - CHARCOAL
10. STAINLESS STEEL PANELS - FACETTED
11. COLOURED GLASS
12. METAL GRILLES - CHARCOAL
13. ALUMINIUM TRELLIS - WHITE



18-001 York Developments | 131 King Street (255 UNITS) | WEST Elevation | Dsk-35

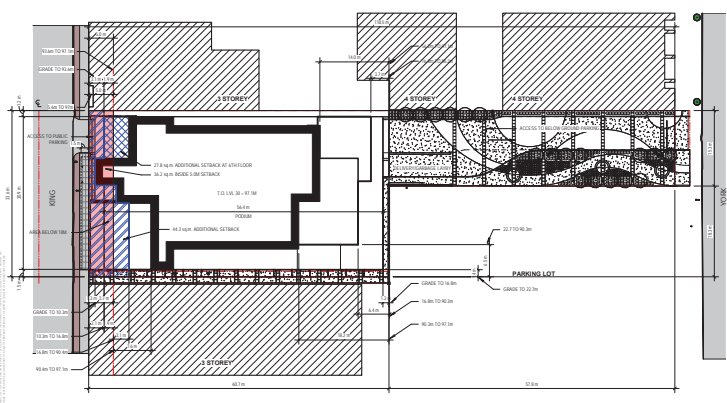
zedd ARCHITECTURE

October 21, 2018



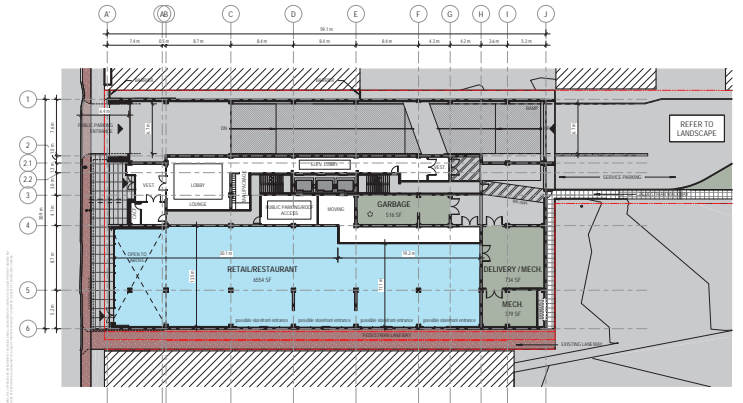
18-001 York Developments | 131 King Street (255 UNITS) | Setback Diagram | October 21, 2018 | SK-07

zedd ARCHITECTURE



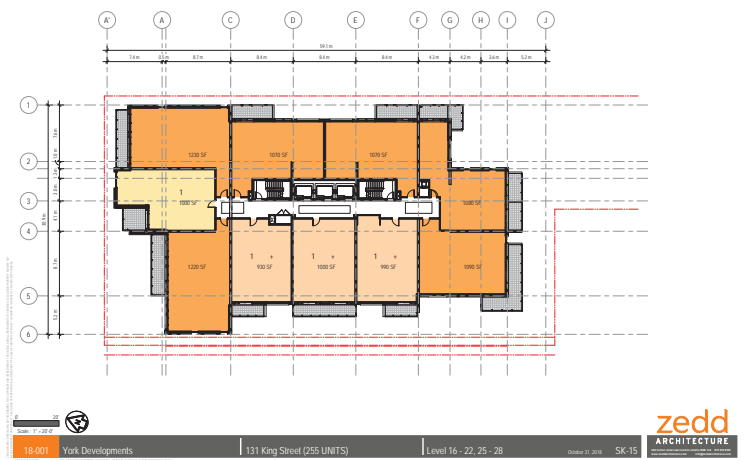
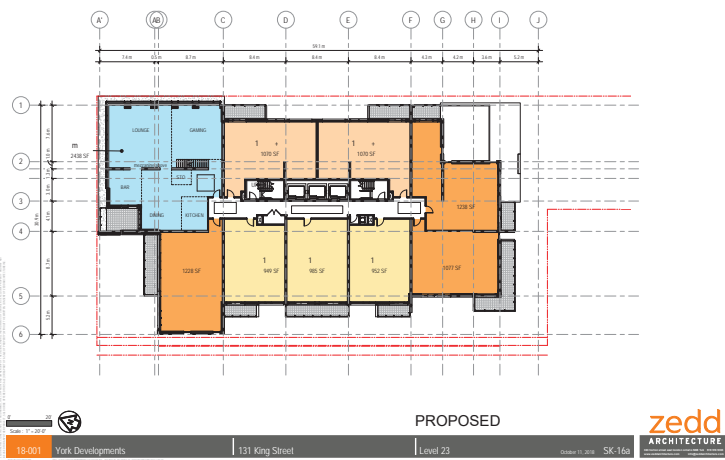
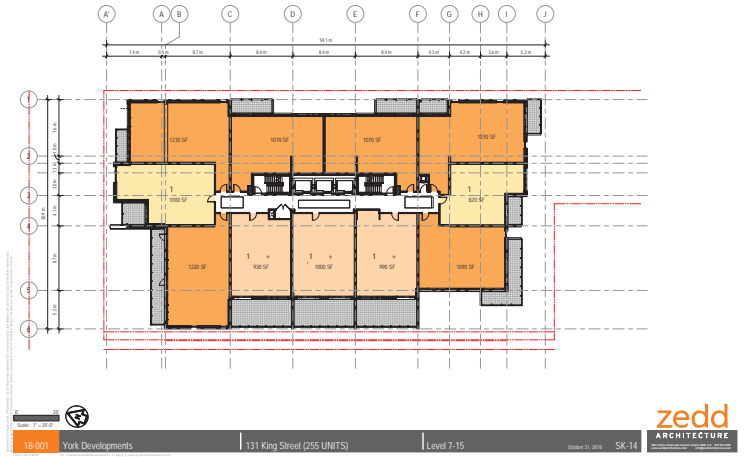
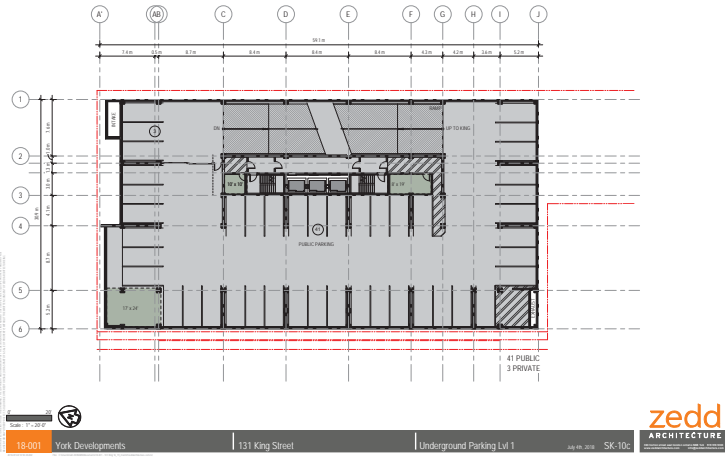
18-001 York Developments | 131 King Street (255 UNITS) | Site Plan | October 21, 2018 | SK-06

zedd ARCHITECTURE



18-001 York Developments | 131 King Street | Level 1 | July 16, 2018 | SK-11

zedd ARCHITECTURE



PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – 3080 Bostwick Road (Site 1) (OZ-8941)

- John Ponikvar, 40 McMaster Crescent – expressing concern with how much sky will be lost from their view from their backyard; expressing concern with how much light pollution will emanate from these high rises; expressing concern with construction dust during the process.

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – Application – 3080 Bostwick Road (Site 3) (Z-8942)

- John Ponikvar, 40 McMaster Crescent – expressing the same concerns as with Site 1; expressing concern with how much sky will be lost from their view from their backyard especially in consideration with the request for extension for a higher height; expressing concern with how much light pollution will emanate from these high rises; expressing concern with construction dust during the process.

PUBLIC PARTICIPATION MEETING COMMENTS

3.7 PUBLIC PARTICIPATION MEETING – Application – 3080 Bostwick Road (Site 5) (OZ-8943)

- John Ponikvar, 40 McMaster Crescent – advising that he did not see any provision for widening Southdale Road; noting that it is already quite congested there.

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.

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.

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 Loblaw's 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 bonuses 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.)*

230 North Centre Road Official Plan Amendment & Zoning By-law Amendment (OZ-8874)



Planning and Environment Committee
November 12, 2018



Public Consultation

Public Information Centre	March 2018
Councilor & Community	April 16, 2018
Councilor & Community	April 18, 2018
Public Information Centre	July 2018
Planning & Environment	September 2018
Public Information Centre	October 4, 2018
Planning & Environment	November 12, 2018



The Tricar Group



Riverwalk
40 York Street



Azure
Talbot & Dufferin

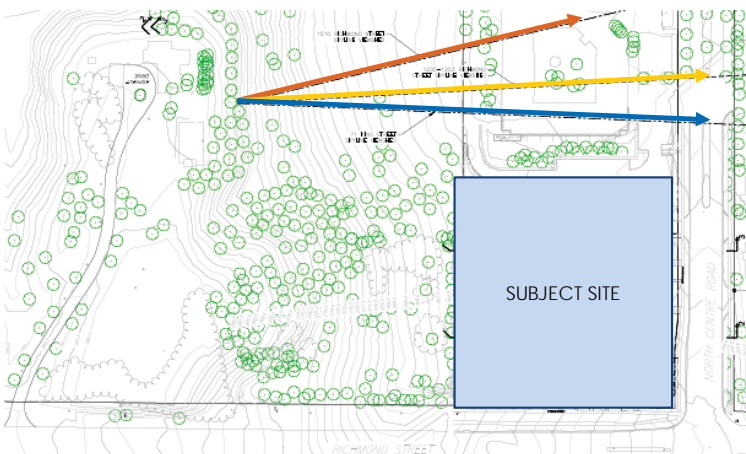
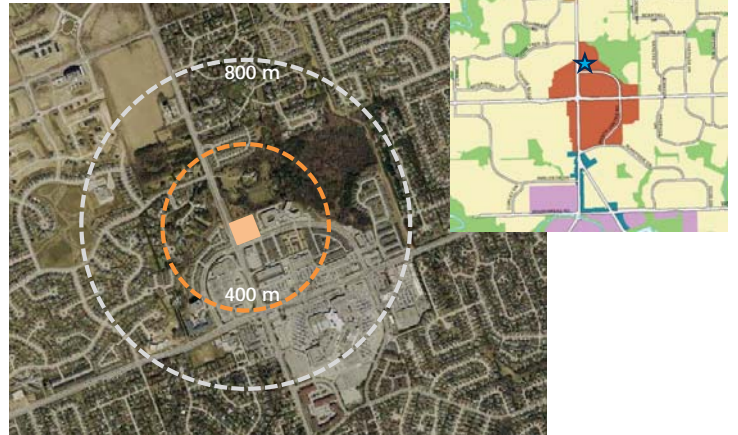


Community Consultation





The London Plan



Proposed Development Concept



Questions



Good evening everyone.

I am here to emphasize why 230 North Centre should remain Medium Density. Our entire established community are low level buildings, all conducive to the area. This land at 230 was purchased as Medium Density by Tricar from Sifton Properties who own Richmond Woods. Every Tricar unit is to purchase not to rent. Each time Tricar have always proposed about 230 units in a tower with about 17 podiums with walkways to either Richmond or North Centre with three of them recently added facing Richmond Woods. But in fact the one tower proposed is actually 3 conjoined towers – yes 3. And yes it is massive, across, back & up. That is why this building sitting on 1 hectare of land takes up almost the entire property— no land to enjoy the outside for the greater than 500 people who will live in this building. Except on Tricar’s website, it states “How the pedestrian entrance will be a focal point with a clear & unobstructed view & an ideal location to take advantage of the direct sun exposure”. What about our clear & unobstructed view with direct sun exposure! On Tricar’s online document, it states “Shadowing should not affect neighbouring area” instead of WILL NOT! Each unit is For Sale in the \$400,000 range. At Tricar’s “information sessions”, it was stated in the LFP “extremely high turnout of perspective buyers..”. The meetings really weren’t for us. The city projects this building will add approximately 700+ more vehicles per day to North Centre Rd. This Road also is a bypass road used for vehicles between Richmond & Fanshawe. I was on it today & cars whiz by both ways, cutting through. A number of school buses pickup & drop off students. So we are a community of all ages with many seniors. Because the 3 conjoined towers take up almost the entire hectare of land, there is only one laneway straight in & the same laneway out, facing north/south & sharing Richmond Woods entrance. That means this one laneway will service all 3 floors of underground parking, act as the **main entrance** for people and vehicles coming & going in/out of the building, for service vehicles such as garbage trucks repair vehicles, ambulance & their noise. There are only 5 guest parking spots facing Richmond Woods on this same laneway. The sloped hill behind with Western property on top is not as high as it seems. That’s because the property gradually slopes all the way down to North Centre & through townhomes below to Loblaws.

Now briefly lets compare 230 North Centre (purchase units) to 300 N.Centre (rental, 2-3 bedrom units), behind Staples. Both owned by Tricar & both are about 1 hectare. 300 N. Centre is a true one-tower bldg., 119 units, circular driveway at main entrance at front, a south side parking area for tenants with 13spots for guests; + has 2 underground parking entrances, along south side. It sits into a very steep and high hill behind with tall old evergreens at the top. There are about 7 allowable parking spots in front of bldg. on North Centre, often all full. So where will the overflow of vehicles from 230 NC park?

So with these 3 conjoined towers at 230 N.Centre being For Sale Units in the \$400,000 range, vs. the 300 N.Centre bldg. being affordable rental units, which building is most conducive to using Transit from Masonville. It won't be owners from 230 N.Centre. Besides, Transit to & from Masonville is most often used by younger service people who are coming to work there, students, or others catching transit to go to work. Having an expensive **to buy unit** does not translate into ridership for transit. So if Tricar is trying to tie in to the Transit System, why do they have the units for sale & not for affordable housing? It just doesn't mesh!

These conjoined buildings need to conform to the surrounding area of Medium Density. This land will only hold one true tower, not three. Tricar has put no thought, no care, into our neighbourhood. There are other options for Tricar if only envisioned!

My one Questions I would like answered later: Will the podiums be used for businesses, like Tricar on Sunningdale?

At prior council meetings I have already talked about this land is part of Arva Moraine track, high water table, shadowing and about Density & Bonusing.