

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – Application – 440 Clarke Road (Z-8975/O-8989)

- *(Councillor S. Turner enquiring if the zoning approval here, with the bonusing, contingent upon receipt of the affordable housing or if the affordable housing component does not come through, does this zoning remain in place.);* Mr. M. Corby, Senior Planner, responding that the zoning will remain in place; if the affordable housing falls through, the zoning has to be in place and finalized for them to be able to apply for funding; it is a bonus zone so you can only develop what is in there and the bonus zone does read sixty-five affordable apartment units are required; *(Councillor S. Turner stating that in order to achieve the bonusing, in order for that to persist, they must be affordable units so the zoning will be in place but they could not develop it as non-affordable with that zoning in place with the bonusing.);* Mr. P. Yeoman, Director, Development Services, responding that the interpretation of the zoning time would be related to the affordable housing units, that means municipally funded affordable housing units; if that is not in place then the zoning cannot be achieved.
- *(Councillor A. Hopkins following up on the affordable units, wondering if we know what they are now, in the presentation she heard that it is going to be decided in the future, wondering if staff could expand a bit on how that process will look like because when we talk about affordable units, does that mean ninety-five percent under the market value or is it eighty or how does the process move forward after it gets zoned for affordable housing.);* Mr. M. Corby, Senior Planner, responding that the applicant will have to work with the Housing Development Corporation and he is not aware of the whole process after that, Mr. S. Giustizia, CEO, Housing Development Corporation, is here if she would like him to answer that question; Mr. S. Giustizia, CEO, Housing Development Corporation, advising that he would like to separate out the land use and the affordability and the eligibility; there are different programs out there, when you are talking about ninety-five percent affordability, he thinks you are referencing the past zoning that was done with Section 37 bonuses, that would be a minimum using the scenario that Councillor S. Turner just indicated, that would be a minimum based on it not being an affordable development through government funding specifically; thinking that the zoning needs to be able to be seen on its own; if it is funded units, then it is subject to the definition of affordable and subject to what program that would be under, the Federal government has programs with definitions of around eighty percent average, theirs are seventy and eighty percent so those should be considered completely separate from this decision that you are making right now.
- Harry Froussios, Zelinka Priamo Limited, on behalf of Zerin Development Corporation – advising that Zerin Development Corporation is a London based charitable non-profit developer and manager of affordable housing units in the province and they have done so for over forty years; indicating that the proposed development at 440 Clarke Road would be their second development in London, the first being at 303 Commissioners Road West; noting that was established in 1984 and it is known as Zerin Place which is a forty unit seniors housing complex; pointing out that Zerin has a high level of experience and commitment in providing affordable housing units in the community; thanking staff for working with them throughout this process and bringing forward a positive staff report; reiterating that it has been a very good process in working with staff, the Urban Design Panel and the Housing Development Corporation to bring forward this positive recommendation this afternoon; thanking the members of the public for their support throughout the process and in particular through their involvement at the open house; noting that they heard a lot of encouraging remarks about this proposed development and they are very happy to see it move forward; advising that they are in support of the staff recommendation to approve the four storey

building with sixty-five units; indicating that this proposed development would address a pressing need in the community to provide affordable housing units should it go through subject to available funding; indicating that this property is ideal, it is vacant, it is underutilized, it is within walking distance to major transit routes, shopping facilities; stating that the building and the overall site design have been carefully considered to address the needs of not only the tenants, the future tenants, the Anova Women's Shelter to the north and the City's urban design objectives which were discussed by staff earlier; indicating that the proposed development and the amendments requested are consistent with the Provincial Policy Statement and both the current and the London Plan in terms of the proposed development so they ask the Planning and Environment Committee to support the recommendation.