

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – Victoria Park Secondary Plan – Status Update and Draft Secondary Plan Principles (O-8978)

- *(Councillor S. Turner indicating that perhaps he missed it in the report, he was looking for it as he read through it but wondering what happens when two Secondary Plans overlap, we have the West Woodfield Secondary Plan which currently exists and the Terms of Reference and the incorporation of this kind of lays over top of West Woodfield so you have potentially two competing Secondary Plans depending on what the outcome of the Secondary Plan was); Ms. M. Knieriem, Planner II, responding that there is not a Secondary Plan right now for Woodfield, they have a Heritage Conservation District Plan for West Woodfield so they are not proposing to amend that and that really considers those heritage resources and it would still continue to apply and its policies would still continue to apply and would not be in conflict with the Secondary Plan and then there also is a Woodfield neighbourhood specific policy area and we would be looking at that through the Secondary Plan if amendments did need to be made to that they would also be made through this process; (Councillor S. Turner thanking Ms. M. Knieriem, Planner II, for her response and the correction.)*
- *(Councillor P. Squire asking what may seem like a really obvious question but he wants staff to answer it anyways, we are not here tonight to determine and debate what the Secondary Plan is going to look like, we are just going to talk about some of the principles that staff have generated for the actual creation of the report; wondering if he is right.); Mr. J.M. Fleming, Managing Director, Planning and City Planner, responding that that is correct; advising that this is a little bit different than some of their other processes; we will often come forward with the draft Plan but there are some circumstances where they do not and that is where issues emerge through the process that they feel they would like to check in with Council to see if they are headed in the right direction; giving an example of that, recently, which was relating to the Old East Village Secondary Plan and the streetscape and how they were dealing with the cycling lanes and there is a check-in process there similar to here, they know how important this is trying to balance the residential amenities, the opportunities for intensification, how they transition from Downtown into a Low-Rise residential area and that is why they are bringing exactly that with these principles so that they can get a sense from Council are they are headed in the right direction but he wants to be clear that there will be a draft Plan coming forward in the future, there will be another engagement process, another opportunity for everyone to check in with something more concrete beyond the principles and then finally for the Planning and Environment Committee's decision following that, a final Plan and, again, they will have the opportunity to make a delegation at that final meeting; (Councillor Squire indicating that he appreciates that and hopes it frames the conversation that we are going to have that people are not getting to the end point of saying here is what we want in the final Plan and telling them that tonight when they are not even close to being there; thanking Staff for that; advising that the second question is and it may be a little more challenging and it has to do with some of the principles because it is very difficult for him to understand exactly what the principles mean and the one that interests him, it says "the greatest heights for properties surrounding the Park are contemplated for properties in the Downtown and fronting onto Richmond Row transitioning downward towards the Woodfield neighbourhood; understanding the principle but is there any way to tell him or help him with the idea of, giving an example, say you decide you want five storey buildings on Richmond Street, does that automatically mean that everything on the other side have to be less; saying, technically, how does he make a judgement on this principle when he does not know what the heights are that staff is talking about.); Ms. M. Knieriem, Planner II, responding that the principles themselves are that the Secondary Plan would*

look at identifying opportunities for intensification; because this process has been so involved, they thought that it would be good to come for an opportunity and give some of their preliminary thoughts, not seeking endorsement of those preliminary thoughts, but giving something that should Council wish to provide comments that they can utilize in the preparation of their draft Secondary Plan almost as a status update check in; the overall principle is identifying opportunities for intensification and then they thought it might be good to give the Committee a heads up about where they are going with it; Mr. J.M. Fleming, Managing Director, Planning and City Planner, augmenting that by saying that, for example, going from South to North, if you look at the lands to the East side of Wellington Street, right now there is the City Hall site which would be within the Downtown area place type or designation and that does support, currently, towers and as you go north from there, what they are suggesting as a principle is a step down as they go north from there towards the lower rise residential neighbourhood; similarly, along Richmond Street, there is a Rapid Transit Corridor with a Main Street policy within it which allows again for high rise forms of development; noting that is on the West side of the Park as you go further East and North the principle would be going from those high rise forms into the mid and low rise forms; reiterating that the Committee will see how that manifests itself in more detail when they bring forward the draft Secondary Plan so it is understood that they do not know exactly what the level and intensity of that height would be at this point but he certainly has some ideas that they are formulating but just as a principle to understand that that makes sense as they go North and East, as you get closer to the Woodfield neighbourhood that they do what they can to reduce those heights; *(Councillor A. Hopkins indicating that, Mr. J.M. Fleming, Managing Director, Planning and City Planner, she hears you saying that the Plans will be coming forward on how these buildings are going to look like in the draft Secondary Plan coming in June to the Planning and Environment Committee.);* Mr. J.M. Fleming, Managing Director, Planning and City Planner, indicating that they will be bringing forward what he suggests are three different aspects, it will show how the heights of the buildings so the intensity would work going from North to South and West to East, it will show the range of uses, for example, the integration of Commercial or other uses and the form, which he thinks is what a lot of people are interested in as well, and that is the design qualities since they have design guidelines or requirements and policies relating to those buildings to ensure that it is of a quality from a design perspective and meeting those design principles onto the Park and also mitigating impacts on the adjacent surrounding neighbourhood; *(Councillor P. Squire indicating that that does not help him but he will proceed; apologizing for being honest; trying to understand, if you have your principles and they are approved, this is important to him and it is technical because he is looking at decision making; if staff develops their principles and he says that he likes the principles and then staff comes back and he says that he hates how staff have applied their principles and he does not agree with it, is somebody going to have a problem with that and say that he agreed to these principles and they are binding on him.);* Ms. M. Knieriem, Planner II, responding no, this is just looking at the guiding principles and then the specifics in terms of how they are actually implemented is something that they would be discussing when they consider the draft Secondary Plan because then they will have all the details about how they will be implemented because the principles could be interpreted in different ways to different people and she thinks it is completely fair to hear that kind of feedback on the draft Secondary Plan; *(Councillor P. Squire thanking Ms. M. Knieriem, Planner II, for that helpful answer.)*

- *(Councillor A. Hopkins asking staff to speak to who the consultant is on this.);* Mr. J.M. Fleming, Managing Director, Planning and City Planner, responding that Urban Strategies is the consultant as Ms. M. Knieriem, Planner II, pointed out they have done a lot of work across the globe but they also have done work throughout Ontario, midsize cities across the country and they have also done

work in London on a number of different larger studies, they have done work for Western University, etcetera so they are very familiar with the city and they provide a wealth of knowledge and some comparators that they bring to the table that will help them.

- *(Councillor M. van Holst looking at the principles he thinks that they hope development happens; wondering which of these are most likely to encourage development happening.);* Ms. M. Knieriem, Planner II, responding that in terms of encouraging development, the one that would most likely be encourage development is principle six, identifying opportunities for intensification because it gives that certainty, everyone is always concerned about how tall they can develop, what will it look like and by giving certainty, you take away a lot of that back and forth and certainty and clarity are always helpful and can be very encouraging.
- *(Mayor E. Holder indicating that staff referenced City Hall with the twelve storeys, does staff imagine, in terms of this plan, in terms of the draft principles that there would be nothing taller than the twelve storey that City Hall represents as we consider what the boundary corridor is around Victoria Park; noting that he is not talking about the Richmond Street side, he is talking about the other side.);* *(Councillor A. Hopkins clarifying the east side.);* Mr. J.M. Fleming, Managing Director, Planning and City Planner, indicating that the City Hall lands allow currently for a height greater than the current City Hall building so he does not think that in their review that they are limiting themselves in terms of height to the existing City Hall building height; *(Mayor M. Holder indicating that that makes him curious what is the highest allowable on the City Hall lands if you have that at hand.);* Ms. M. Knieriem, Planner II, responding that it is sixty-eight metres, approximately twenty-two storeys is the zoning; in terms of The London Plan it is in the Downtown place type which allows a range of permitted height up to twenty storeys and thirty-five storeys with bonusing; Mr. J.M. Fleming, Managing Director, Planning and City Planner, clarifying that that does not necessarily mean that that is what they would recommend going forward and they will bring that forward.
- AnnaMaria Valastro – speaking to principle 6; informing the Planning and Environment Committee that Victoria Park does not sit due South or due North or due East or due West, it actually sits at an angle to the South point; indicating that those areas along Richmond Street that have been identified where the tallest and most intense buildings will go, they will shadow the Park and before the Committee adopts this principle, they really need to do a shadow report because, as has been mentioned tonight and has been mentioned many times over, often the Committee does not take risks because the Committee is afraid of losing at the Tribunal and this would safeguard losing at the Tribunal that you cross your t's and dot your i's to ensure that sunlight does not cast a long shadow across the Park, open spaces are important places to get sunlight for people that live in high rises and often those open spaces are protected from shadowing so that should be done before the Committee adopts this principle because it is based on an assumption; reminding the Committee that North Talbot has the greatest heritage resources in the entire city and it is next to be studied as a Heritage Conservation District and her hope was that these combined neighbourhoods and Piccadilly is also listed to be studied as they actually foster a true Heritage Conservation District and that is a destination site; like Cabbagetown in Toronto where people actually go to those places to really take a step back into history and go there just for that reason and experience something that they cannot experience anywhere else in the city; reiterating that she is asking that principle six be re-evaluated and a shadow study be done before you adopt that principle because, as it was mentioned, you do not want to lose at the Tribunal and she is asking the Committee to dot their i's and cross their t's before that is adopted.
- Kate Rapson, Woodfield Community Association – advising that the Community Association currently has two hundred eighty-six households in its membership;

noting that they just had an Annual General Meeting and those have been confirmed; indicating that they have approximately seven hundred and eighty-seven followers on their Facebook page; stating that, at their Annual General Meeting, they discussed this at great length, for almost an hour and the general consensus is that the Community Association is in favour of many of the draft secondary principles which include intensification that is in scale with the Park, that it enhance view corridors to Victoria Park from Princess Avenue to Kent Street and continues to protect and enhance the Park, they also support protecting the residential character of Woodfield and respecting and conserving the heritage resources; responding to the draft principles for Victoria Park Secondary Plan, they ask the following as the process moves forward, that the Eastern and Northern lands adjacent to the Park remain as zoned; advising that it is her understanding that they are zoned for Low Density, between five and six storeys; requesting that any exemptions to this zoning and policies in place would allow others to creep in; asking that any infill or new developments be low to mid rise to protect and recognize the Park as a small urban space, it has been compared to other urban spaces such as Central Park which is not a fair comparison; as the city grows up and less outward with more people living Downtown and neighbouring communities green space such as Victoria Park that is protected and accessible becomes even more critical; advising that other cities have in place mechanisms to protect their Downtown urban parks, we can too; asking that all proposed intensification, speaking to principle six specifically, of the lands adjacent to the Park be measured against the impact of the health of the Park and the security to the Heritage Conservation District as well as public access to this small space; asking what the impact would be of several new high rise towers on the music festivals and public events at Victoria Park; if the South end, as Mr. J.M. Fleming, Managing Director, Planning and City Planner, pointed out, under the Downtown Intensification Plan is to be ringed with condominiums and he also said that a lot of the whole area, basically two-thirds of the Park from Wolfe Street down is up to thirty-five storeys which includes bonusing; stating that if that happens there will be condominiums and expensive apartments and she can only imagine that there will be more noise complaints on the festivals so it is something to think about; noting that the City has recently installed a fair bit of infrastructure in Victoria Park to accommodate those festivals with electrical and water and so forth, it would be a shame to lose that; speaking to principle six, while fulfilling the City's intensification goal, they encourage that the Secondary Plan ensure the new towers go where they are appropriate; currently, to her understanding, there are four hundred units under construction in the Downtown area with another three thousand units proposed in buildings also in the Downtown area; advising that this does not include the Auburn Development application at the corner of Wellington Street and Wolfe Street; indicating that there are many empty parking lots throughout the Downtown area where these tall buildings could go; stating that more recently with last week's news about the climate emergency, she is wondering what London's response to that will be and will it include impacts or changes to built form, for instance, thinking of wind studies or heat generation from hard surfaces such as buildings and concrete; if thirty-five storey buildings were to ring the Park how would wind and heat patterns change their experience of the Park for not only residents but the forest and the trees; thanking staff and the Committee for doing this, it is really important and she is happy that the City staff is doing the Secondary Plan.

- Matthew Hendry, Ward 7 – speaking to principle six of the Secondary Plan for Victoria Park, he would like to thank the resident opposite for her statement and to add to that Victoria Park has over fifty-two out of London's one hundred eighty festivals every year; remembering participating in the barefoot walk for the children for the past three to four years in a row and he happens to know from that and other events including Ribfest and Sunfest how important it is and central it is to bring our community together; if we do not place a limit on the height for the apartment buildings that are proposed for Victoria Park, if we do

not place zoning limits, we risk turning Victoria Park into a fish bowl and on this as well as other issues including the One River development plan, we frankly need to turn our record from having London placed as an environmental smog shack into London being the green and crystal jewel that it can be; advising that the worst thing that the Strategic Plan and the Budget can do right now in terms of London's environmental record is to not have any limitations on these apartment buildings and to roll back the ribbon at the Thames River; stating that the best thing that we can do for the future is to include the ribbon at the Thames River and to include these limitations on the apartment buildings at Victoria Park; believing that, further to this, we need to keep in mind that while our homelessness crisis is not a secret, what is a secret is the number of solutions that are going unused; highlighting the Ontario Renovates fund, the Reserve fund, Housing First, Compassionate Housing Complexes as a few of the significant plans needed to be used to address this crisis; while we continue to have roofs over our heads eight hundred of our fellow Londoners are living on the streets and we are in a watershed moment for social justice in the community; to move this forward is to move forward on empathy.

- Melanie Horton, Registered Professional Planner and McMichael Ruth, Architect, Tillman Ruth Robinson, on behalf of Farhi Holdings Corporation – showing an image with the south end facing Central Avenue and the Woodfield residential area to the north end of the slide and to the west of course some of the different higher buildings along Pall Mall Street; understanding that the proposed Secondary Plan for Victoria Park will attempt to rationalize some of the overlapping and competing policy objectives that apply to the areas surrounding the park; indicating that in the staff presentation, staff described some of those earlier; the Secondary Plan will have an opportunity to provide a more comprehensive look at future development in the area; stating that this Park, as you have already heard from area residents represents a significant part of the character and focus of Downtown London, the Secondary Plan provides an opportunity here for forward thinking that will ensure preservation of this landmark feature and encourage development that both respects the key features while taking advantage of unique opportunities for infill development. (See attached presentation.)
- Jennifer Granger, 956 Colborne Street, President, Architectural Conservancy of Ontario, London Region Branch – indicating that as per their media release of this morning, they, as an organization, support many of the Secondary Plan draft principles but they would recommend the following ideas; suggesting a one block buffer of mid and low rise buildings surrounding the Park to protect the value and the appeal of its historical and ecological vistas; believing that there should be heights of up to twelve storeys including bonusing be permitted for the infill, that the infill should be on the surface parking lots surrounding the Park; advising that they would like to see a wide variety of commercial, office, community and residential uses be permitted in the existing and the new structures so that there will be a mix of opportunity and people around the Park; asking that all new infill development proposals to address any impact on the Park itself as well as the West Woodfield Conservation District, the existing heritage structures around the Park including City Hall, the Canada Life buildings or London Life buildings and St. Peter's Basilica, they should all have their historic views be preserved and protected; requesting that Kent Street be extended through to Victoria Park creating a much improved and exciting view across Richmond Street; advising that they would also be very excited if it was possible for the City to create a new vision for the Civic Square, Reginald Cooper Square, right outside of this building because it is right next to Victoria Park and it would be wonderful to find some way to strengthen its connection with the Park and actually have this mostly unused space actually be part of the exciting surroundings that the Park would have; expressing delight to hear that there is a heritage consultant; noting that she is not sure if that name was given, if it was she missed it but she would be happy to hear who that is.

- Ben Lansink, 507 Colborne Street, President, Woodfield Ratepayers Association – advising that the inaugural meeting of the Woodfield Ratepayers Association was held on Wednesday, April 24, 2019 commencing at 6:30 PM in the Stevenson & Hunt rooms at the London Public Library and they are now in the process of creating a Board of Directors; indicating that he has been a Real Estate Appraiser for consultants since 1974 and his family has lived in Woodfield since 1985; stating that in 1987 the City of London presented a Certificate of Appreciation to his wife, Donna Lansink, in recognition of the preservation of London's heritage and quality of life displayed through the enhancement of the property at 503 Colborne Street; noting that in other words they fixed it up and it was designated and Council gave his wife the recognition; advising that in 1990 he was appointed by London City Council to serve as a Member-at-Large at, at that time, the Local Architectural Conservation Advisory Committee, called LACAC, he believes; noting that this young lady was also a member at that time; indicating that they are like the members of the Woodfield Community Association; stating that in 2001, they constructed a new home in Woodfield where they continue to live; believing that Woodfield is an older eclectic neighbourhood that embodies many forms and patterns of low, medium and high density residential along with commercial, retail, office developments that have developed over the years; noting that they even have a body shop that fixes cars in their neighbourhood; City Hall, where we are right now, is in Woodfield; thinking that development in this neighbourhood should not be judged by narrow standards of conformity; advising that heritage preservation is endorsed but not at any cost; indicating that real estate has and always will change; advising that there is now and will always continue to be the need to replace existing buildings with new buildings; stating that the Woodfield Community Association does not speak for the majority of the four thousand plus or minus Woodfield residents; indicating that they, at the Woodfield Ratepayers Association, would like their voices heard; indicating that they fully intend to be an organized group of engaged residents; noting that they are now in the process of writing a report supporting thirty storey mixed use apartment buildings within the twenty acre Victoria Park Figure 2 Study Area; encouraging this Committee to receive but not to endorse Mr. J.M. Fleming, Managing Director, Planning and City Planner's report.
- Arnon Kaplansky – advising that he resides in Woodfield as well and the Woodfield Community Association does not represent him and many, many other people; stating that, for the Planning Department of the City, it is time to grow up and not out and just stick by it; protecting neighbourhoods through the *Heritage Act* was not meant for that; putting the *Heritage Act* on the whole city will just stop development, stop infill and the city will become stagnant; saying that the Planning Department should work for the people of the whole city and not self-interest groups like the Woodfield as they have cost us too much money already and very bad development in the Woodfield and he can show you a couple of them. *(Councillor A. Hopkins asking that all speakers be respectful.)*
- Mary Ann Hodge, Friends of Victoria Park – advising that Friends of Victoria Park is a group that started several years ago when the Auburn Development first came up for discussion; noting that part of that started with a change.org petition which was supported by many people across the City because this is not just a Woodfield issue; stating that at this time the petition has been dormant for a couple of years but it had close to 1800 signatures from across the City at the time when this first came to Council a couple of years ago; indicating that as a supply teacher, she has talked to many people around the City, not just in the Woodfield neighbourhood and every time she brings up this conversation a lot of people are very shocked to hear that these issues are being contemplated and the average person does not really get that engaged; stating that if you talk to people and bring up the subject to people who are not engaged or have a personal agenda, including Woodfield residents, if you talk to other people in the community, they do not see the value of having really tall buildings surrounding the park; stating that there is a view to having a concept of having a V for a view

so that the park is in the centre and development rises up from that; indicating that this way the view is not monopolized by a few towers around the park, but shared by more people; noting that maybe that would have greater appeal for more development around the park to share that view instead of isolating it; stating that one of the issues that came up early in the discussion was how to connect Victoria Park to Richmond Row; noting that when she has company that comes to London she takes them to Richmond Row and Victoria Park, so building on that connection is important; indicating that she lived in Toronto for twenty years and the Gardiner Expressway was always the focus of everyone's conversation about how it cuts off the harbour front from the downtown area; stating that she sees development along Clarence Street being like that Gardiner Expressway; noting that we want to bridge that gap between Richmond Row and Victoria Park not create a barrier in between; indicating that having the high-rise development on the other side of Richmond Street makes perfect sense and then scaling it down to the park level; stating that another issue that is of concern is the fact that we see a lot of these proposals that come with two to four storeys of parking above-ground and even though there may be a token café included as an amenity space, it really has the look of a parking garage at the street level; stating that a lot of these high-rises require that much parking to accommodate the people in those buildings and having more low-scale buildings eliminates that requirement of parking, so it is a win-win; noting that the lower floors are a lot more animated and more street friendly; thanking staff for trying to include as many people as possible in this conversation.

- Mary Francis O'Hagan, 460 Wellington Street – indicating that she would rather look back at history in other cities and what they did then that makes them great today and hopefully in the future; stating that Victoria Park is a remarkable gem in the heart of London; noting that it is an oasis of open calmness in the centre of a busy urban space; indicating that with vista views, to and from, on all four sides, it draws people into it and encourages them to stay; noting that what makes Victoria Park so open and inviting are the low-density, five storey buildings on all four sides of the perimeter; stating that preserving Victoria Park's perimeter is not about "not in my backyard" but it is all about London's front yard; indicating that from the back door of her condo at 460 Wellington Street she views the two high-rises on Picton Street and she has no problem with them being there as they do not impose on Victoria Park; stating that she appreciates and enjoys these buildings and their residents of all ages and all wages; noting that intensification in downtown London is healthy for the City; stating that high-rises do not need to be right on Victoria Park's perimeter, they can be in the City core and Victoria Park can be preserved as it is; indicating that the open expanse of Victoria Park promotes the movement of people and ameliorates noise and it is the perfect venue for the annual events that are held there; stating that of great importance is the tourist dollar and, sometimes we forget about the tourist, which has a sevenfold benefit for the City coffers; stating that recently, while in a queue for a concert at Wolfe Hall in Galleria Mall, she met a couple from Detroit who often visit London and stay downtown in a hotel and enjoy walking through the open expanse of Victoria Park to shop on Richmond Row or attend the Grand Theatre; stating that it is useless to compare Victoria Park to Central Park in New York City; noting that Central Park is 845 acres compared to Victoria Park's 18 acres; stating that a more appropriate comparison is St. Stephens Green, a 22 acre park in the heart of Dublin; noting that St. Stephens Green is in close proximity to Marion Square, the park used by urban strategies at the meeting on January 24th, and she never sees Marion Square shown; indicating that low-density, four storey buildings surround the perimeters of these two parks and create an open green oasis in the heart of Dublin; stating that Dublin is one of the most popular tourist cities in the world, in no small part due to St. Stephens Green and Marion Square; noting that Dublin has a population very similar to London and it is a UNESCO designated city; indicating that almost a century ago in 1925 the famous architect Le Corbusier proposed Plan Voisin in which the Marais District in the fourth arrondissement in the heart of Paris would be destroyed and replaced with eighteen high-rise towers but thank God saner heads prevailed and Plan Voisin was rejected; stating that today the Marais District helps Paris as it is the most visited city in the world; stating that she

- pleads with London's Council to act like the Parisians did a century ago and preserve the open oasis in the heart of London; stating may we be consigned in history as the Londoners who saved her most precious gem, Victoria Park

G. Brown, 35A-59 Ridout Street South – stating that he has a lot of thoughts on this matter; indicating that he really supports density and has spoken at past meetings in favour of the building by Canada Post but that here he finds that he is of a totally opposite mind and does not agree with any of these principles; noting that everyone has brought up one of the main points, transit; stating that the white men on this Council voted against transit; noting that Clarence is not going to be a transit corridor; (*Councillor A. Hopkins – interrupting, asking Mr. Brown to be respectful in his comments.*); apologizing to the Chair; stating that if we are making a basis of design and principles on a transit corridor there should at least be one there; indicating that he spoke with the design consultant, he has done other work in the City and he knows him quite well, and when he told him that Clarence Street will most likely not be a transit corridor, he was astonished, he did not know this, he stated that his entire design would have been different based on that; noting that we talk about connections to Richmond Street, but what about running the park all the way over to Richmond Street, that would have been considered, probably, if we had not had one of the basis of this design a transit corridor; indicating that we even talked about, how about Clarence becoming a pedestrian mall connecting Victoria Park all the way to Dundas Place, that would be a magnificent walk to take, especially with one of the City's festivals taking place down there; stating that there are many, many options but we are sitting here discussing the heights of buildings and he is not so sure that we should even be at that stage here; indicating that personally he would like to see the park run over all the way to Richmond Street and no height on Richmond Street; noting that he has sat here many times and supported tall buildings to the West and intensifications; indicating that with the previous City Council that was the most Downtown intensification approved in the history of London; noting that we are moving that way and we are getting there and we are doing a good job, he thinks; stating that the question is what should be done with this park; indicating that personally he sees nothing on Richmond Street, maybe scaling up to five storeys in the east to respect the Woodfield District as well, that would be beautiful, historic vista; noting that someone has already brought up Ireland and the design principles, not just for Dublin, for that entire country to preserve historic vistas; stating that he lives in Old South and has spent a lot of time saving The Green and getting the City to purchase it; enquiring as to what is next, is the City going to put a 40 storey building next to The Green; stating that there are some things that really matter to the quality of life; indicating that he loves the idea of Downtown intensification, but if the justification is that this is a transit node and it is one of the basis the design was made on then does this not need to go back to the drawing board to think about the other options we have as a City and as citizens; stating that this is Victoria Park, this is the heart of our City; noting the Normal School and The Green were the heart of Old South and none of us could imagine a tall building around The Green and he cannot imagine tall buildings around Victoria Park; stating that he thinks it is very important that we enjoy that as public good, as public safety; indicating that he is here to say send the whole thing back and he thinks the Committee would be very shocked at what designs come forward knowing that we are not running transit down Clarence Street.
- Jake Skinner - saying that he thinks principles are important to have and he applauds staff for taking a stab at this because it is very important to have those established before moving forward so that is really great; advising that he would like to bring your attention to a letter recently issued to all City Councils in Ontario by the Minister of Municipal Affairs and Housing, the Honorable Steve Clark; stating that, as the Government of Ontario drafts the Housing Supply Action Plan and further reviews the *Planning Act* and provincial policy statement to achieve the streamlining and Housing Supply objectives he has cautioned to City

Council's to put a pause on all major planning changes such as Official Plans, Secondary Plans or comprehensive Zoning By-law updates; advising that this letter was sent mid-February as courtesy to City Council's so they do not work unnecessarily and can focus on other priorities; reading from this letter quote "My intention is to bring forward legislation and concrete policy changes that would impact planning province-wide in the coming months; encouraging the Committee to consider the context of this streamlining work and its focus on the *Planning Act* and the provincial policy statement as it may help to inform your local actions; recommending that the Committee may wish to consider an interim pause on some planning decisions or reviews of major planning documents such as Official Plans or comprehensive Zoning By-law updates until this work is completed; indicating that the Victoria Park Secondary Plan is a major planning document and it is important that the principles adopted align with provincial guidelines; believing this is a good stopping point until further instructions are received from the province, once that occurs then it would be, in his opinion, appropriate to make a decision about the principles before you today; thinking this would maximize your impact as a Planning Committee and give you the information you need before forwarding a recommendation to City Council; recommending that you receive this report today rather than endorsing it as it is a good update on where things stand until further instruction is received; the principles, he thinks, should be revisited then.

- Derek 396 Queens Avenue – speaking mostly for principle six about the intensification; advising that he lives Downtown currently and he is a young professional that works Downtown; indicating that he highly values living close to work as he is able to walk to work from where he rents currently; noting that he would like to, somewhat soon, buy somewhere Downtown which is kind of right in line with a lot of the high-rise intensifications around Victoria Park; believing a lot of the developments that have been talked about or that he has been following around since the beginning, and a lot of these developments would be great places to live, they are all fairly close to where he work so he would be able to walk; noting that he does not really use his car too often anymore, which is nice; specifically speaking to the Wolf Street development since it was brought up at the beginning, whatever stories it is, seventeen he guesses, to him that is a perfect place for the majority of young professionals; indicating that he has talked to a lot of his friends and they do not really pay attention to this sort of thing so he thought he would float it out there to them and a lot of them agree with him that it would be kind of the perfect spot if you do work Downtown to live there, to walk to work, bike to work, whatever it may be; stating that a lot of them do not really want to drive to work as it is not ideal, especially being close to Downtown; indicating that if you can avoid it it would be great and developments such as that one or the other ones surrounding the Park and the higher density to him is perfect; densification is something that we should be leaning towards in the Downtown core and he cannot afford the houses that are Downtown so condos would be preferred; wanting to speak from a young professional perspective for that.
- Kelly McKeating, 329 Victoria Street – starting out with a question; understanding that she cannot ask questions and she is not going to get answered, but this is a bit of a follow-up to Councillor Turner's question; advising that she is not a lawyer, but she has always understood that a Heritage Conservation District plan took precedence over city by-laws and it concerns her that in all of the discussions around the Secondary Plan and the drafting of it that there has not been, as far as she can tell, a real discussion about how these two items, which to her the specifics of the Secondary Plan may not be consistent with the objectives and particularly policy 4.3 of the West Woodfield Heritage Conservation District plan and if this Secondary Plan will not be able to be implanted without dedesignating the Heritage Conservation District and that would be very unfortunate; thinking it is something that the public should understand better like the legalities of the process around that; indicating that, as

with most people, her comments are primarily on the sixth principle; wanting to reiterate the fact that views do work two ways and while it would be great to live in a high rise looking down on Victoria Park the people in Victoria Park want to look at a pleasant streetscape and the current streetscape is by in large a really spectacular view; relating to the scale often used being comparable to Central Park is clearly not appropriate; stating that the absolute tallest building on Central Park is 8% in terms of height, its height is 8% of the length of Central Park; indicating that a twenty-two storey building would approximately 19% of the length of Victoria Park so that would be proportionately 2.5 times higher than the one tallest building around Central Park; thinking about one or two sides of Victoria Park being framed by buildings that are too proportionately that much higher, it does seem that one needs to think about whether that would be optimal or desirable; finding herself thinking as she was listening to one of the other speakers about how Paris's City Council might react if somebody proposed that the Champs-Élysées that all of the building bordering the Champs-Élysées be demolished and be replaced with a thirty-two storey or twenty-two storey buildings, it just does not fit the urban jam at the centre of our city that is Victoria Park.

- Mary Bray, 228 Central Avenue - indicating that she lives across from Victoria Park on the north side and she must say the building right beside her is a four storey building and the shadow from the four storey building is the same as it was a thirty storey building; advising that she is on the second floor and as far as she is concerned if you go to Singapore or New York, Dubai, any of those big cities you do see parks with lovely tall buildings and if we think about One London Place does anybody say "Oh that is too high"; advising that she can see it from her apartment, it is beautiful with the glass, it overlooks the trees; indicating that she still sees the beautiful trees and Victoria Park and if Woodfield and the people loving Victoria Park, she likes it too, but let us instead go over to Reginald Cooper Square and make that into part of Victoria Park; noting that it is pretty awful, it is full of weeds and maybe the City could do something there; thinking that we need to be a little more creative about what is happening around the Park and not having so many festivals; thinking that now that they spent \$28,000,000 doing Dundas Place let us move those festivals down there and stop destroying the Park; looking at the Park the last couple of weekends there has been festivals and road races and it is a mess and she thinks the big festivals are hurting the Park far more than another high-rise we desperately need Downtown; stating that what is living in Victoria Park are the homeless, we need homes for these people we need housing Downtown; believing that there has not been nearly enough housing put into the Downtown; indicating that we need 25,000 people living down here to make a real community and how are we going to do it if we do not do high-rise; a thirty storey building to her with a smaller footprint is more important than a short squatty building that is ugly; advising that the City built the Dearness Home down on Wellington, it is not a very tall building, but it is not a very attractive building and she thinks if you build a taller beautiful building in Downtown she thinks it will help our heritage neighbourhoods; indicating that she has probably designated as many heritage properties as anyone in the city and I appreciate heritage.
- Dania Walker, 570 Wellington Street - considering herself to be very blessed to come to London; stating that when she first came Victoria Park was the gem that she saw and it still remains a gem; believing that it is a beautiful park and she never knew that she would be able to live in this area; noting that it has been a blessing; hoping that we would consider the fact that we do not want to obstruct the view and we do not want to hurt the area; believing that, obviously we have a heart for people and we want to provide for people and we want to provide affordable housing for people, but she thinks it is wise for us, as a city, to consider the perimeter of the park and just the beauty that we have and not to destroy it, but to provide housing in an area and in a height that will be supportive of a healthy park and beauty for anyone who comes to our city.

- Greg Priamo, Zelinka Priamo Ltd., on behalf of Great West Life Realty Services – advising that Great West Life Realty Services own the property at the Southeast corner of Wolf Street and Wellington Street and they have been participating in the Secondary Plan process fully; thinking that, to date, it has been an effective process and it has largely followed the guidance that city staff provided at the beginning of the process and they will continue to participate in that process and hopefully there will be an outcome that is as beneficial as possible under the circumstances; having said that, and has been addressed by a number of speakers tonight for different reasons, quite frankly, but nonetheless, the conclusion was the same, is that we are of the view that Planning Committee has not been presented with sufficient information to be able to reliably endorse these principles and not unintentionally or unnecessarily constrain the scope of the discussion that could go forward as we move towards a draft Secondary Plan and, for instance, in our circumstance, my client is look through this from the lens of a landowner and as has been mentioned from other speakers of a parking lot in the Downtown that is fully zoned and ready for heights of up to ninety metres and whether it is a residential building or, in fact, it is a Downtown Area zone so we could do an even taller commercial building and, that being said, we engage in the discussions with the consultants and with Planning staff because want to be part of a solution, but in order to understand the implications for us and our clients lands the analysis has not gone far enough yet and there is not that information; stating that, like so many of the other speakers this evening, he would encourage the Planning and Environment Committee to receive these guidance documents for what they are, receive them but do not endorse them to the extent that they will unnecessarily constrain the debate going forward because it is helpful to understand where staffs heads are at, it is helpful for Council to understand where the public input is and what principles are starting to evolve in the process, but he thinks it is too early at this point to be able to take these and say yes definitely, we should adhere to these principle and all future work to be guided by these principles and allow all the stakeholders to participate in that is so far been a positive process.
- Jason – wanting to speak to some of the concerns that some of the previous speakers had about the views and he would like to point out that it looks pretty daunting looking at all these bird eye views of the park and you see all these tall buildings and that is not really what you are going to see from the ground level, you are going to see these potentially beautiful podiums of all these tall buildings and then you look up you see trees and a bit of sky, you are not looking at these tall buildings because they are mostly obstructed because of the trees in Victoria Park so he just kind of wanted to put that out there for someone to consider.