



June 17, 2019

To: City of London Planning Committee Chair and Members
Re: The Old East Village Dundas Corridor Secondary Plan

Thank you for the opportunity to speak to this plan and our process to get here. Planning has been our partner in the Old East Village Revitalization since the early days. John Fleming, our now City Planner was at the table early and often as a part of the Planners Action Team, a group of planners from across Ontario who committed time to create a long term plan for area revitalization. That report, the PACT report was the foundation for the OEV Community Improvement Plan. And while local and grass root work was being done by area businesses and residents, the CIP was the policy that truly allowed area renewal to formally begin.

The PACT report had included dozens of recommendations both large and small which all contributed to the area improvements of which kept long standing businesses in place which allowed for new businesses to build on existing area business draws. The PACT report and then the CIP was our roadmap to revitalization and over the past 15 and for the most part we have successfully completed its requirements.

This is why the Old East Village Dundas Corridor Secondary Plan is the next step in furthering area development. It speaks to intensification, connectivity, multi-modal transportation, building use, street design and beautification and affordable housing. Intensification challenges are being experienced across the city, but the feedback we have received is that the mid-rise scaling to the north and limited high rise heights to the south is generally acceptable understanding that in both cases that the heritage buildings and design, through our Urban Design Guidelines must be integrated.

The issue of connectivity has been on the lips of area businesses and residents for a long time and even more so since the City invested a badly needed 1 million dollars into our Municipal parking lots in 2018. We now have great parking. Dundas Infrastructure Renewal is about to provide street upgrades. This policy emphasizes the importance of connecting these two significant investments to they can both be enjoyed. Connectivity is imperative to our residential neighbourhoods and to connecting the corridor to the proposed Rapid Transit stops on King at Adelaide and Ontario.

Connectivity is also key to support a neighbourhood that is multi-modal. Once the infrastructure improvements have been completed including the East West Bikeway and Rapid transit implemented, the Secondary Plan of wide sidewalks completes a neighbourhood that welcomes all modes of transportation. However, the loss of street parking created legitimate concerns from the businesses most directly affected by parking removal so we *need* safe and intuitive connections for everyone to the commercial Corridor regardless of how they move. In addition, enhanced street design and opportunities for better functionality and beautification as a policy will increase area activity also.

As we grow we need to ensure that there is a healthy stock of retail spaces facing Dundas in order to continue to welcome new businesses to the area. That is why mixed use development with commercial on the main floor is imperative to ongoing area renewal.

Regarding Affordable Housing, the Old East Village was the first in the City to embrace affordable housing programs; therefore we have a solid *existing* stock of affordable units along the commercial corridor. Affordability is very important however, equally as important is to create balance by offering a wide variety of housing along Dundas Street including affordable, at-market and above market units.

The BIA is pleased to respond to this report. I would like to thank City of London Planner, John Fleming, and his Urban Regeneration team of Brit O'Hagan and Kerri Killen. I understand that Bill 108 will likely change elements of the Planning Act which may affect this policy so I look forward to working with staff to identify and manage any changes required.

One final thank you, to all of Council for voting approving the Old East Village Streetscape Improvement funding that was bundled within Rapid Transit funding earlier this year. The policy written in this Secondary Plan is important but will not be realized without funding. The funding you approved will assist to implement badly needed connectivity and street beautification which will fulfill requests from businesses and residents going back almost 20 years. That is what that funding, if received from the province, will provide to our community.

Thank you for your time.
Jennifer Pastorius



Manager
Old East Village BIA

Cc: Maria Drangova, BIA Board Chair
John Fleming, City of London Planning Department
Brit O'Hagan, Manager, Urban Regeneration