

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – Old East Village Dundas Street Corridor Secondary Plan (O-8878)

- Jen Pastorius, Manager, Old East Village Business Improvement Area – (See attached presentation).
- Scott Allen, MHBC, on behalf of Amiraco Properties Inc. – advising that they submitted a letter very recently to City staff as well as forwarding it to the Planning and Environment Committee's consideration; indicating that Amiraco Properties Inc. recently purchased a property in late March of this year at 496 Dundas Street and that property currently enjoys high rise permissions under the 1989 Official Plan, The London Plan and the Zoning By-law; advising that Amiraco Properties Inc.'s objective is to develop a mixed-use high rise development at that location and they have just recently initiated a process of assembling a consultant team and developing conceptual design plans; indicating that under the Secondary Plan because 496 Dundas Street is located on the north side of the street in what is referred to as the mid-town development area, building heights are limited to mid-rise form or eight storeys and they are seeking an opportunity to develop to a higher level based on current permissions and, as noted in their letter, they are interested in working with staff to evaluate options, explore options that is to see if high rise conditions could be considered on that site; apologizing for the lateness of this submission and he did talk with Ms. B. O'Hagan, Manager, Urban Regeneration, this last week essentially MHBC was asked into the project in May and their clients had done some due diligence before they purchased and recognized existing permissions but the Secondary Plan apparently slipped through the cracks and so they were unaware of the impending policy and adjustments unfortunately and as noted in their letter they are interested in potentially seeing a brief deferral to the Secondary Plan and that is unfortunate from their perspective recognizing the amount of work that has been carried out to date; reiterating that they were involved in May and they took note of the fact that the Secondary Plan was underway, contacted staff but more importantly started to work with their architectural consultant to try to come up with a plan so they could sit down with City staff and review what they were considering for that site and unfortunately, the notice of the meeting came forward and they are here tonight but again if the Committee supports the deferral it would be a very short deferral from their perspective, they think it is pretty clear what they are asking for in their letter and they would be more than happy to work with staff expeditiously to address their concerns.