

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – 124 St. James Street (OZ-9012)

- *(Councillor A. Hopkins enquiring about an application for consent on 124 St. James Street so that is the lands that are going to be adjacent to the lands that they are talking about now so if Ms. B. Debbert, Senior Planner, could add to that consent and what that application is about.);* Ms. B. Debbert, Senior Planner, indicating that she will use the drawing that is on the screen, 124 St. James Street is this piece; advising that the consent application is to create a new property line and add a piece to 112 St. James Street.
- *(Councillor S. Turner indicating that in 3.2, the requested amendment, it says with respect to The London Plan that they did not request an amendment to The London Plan as it subject to a site specific appeal; thinking that, as he looks at the application itself, the recommendation has an amendment to The London Plan would be required; wanting to be clear that there is actually a London Plan Amendment, a 1989 Official Plan Amendment and a zoning change as well.);* Ms. B. Debbert, Senior Planner, responding that there is an amendment to both Official Plans, there are three schedules being recommended for adoption, the first one is an amendment to the 1989 Official Plan, the second one is an amendment to The London Plan, the wording is virtually identical except for technical differences because it is just two different documents and then the third amendment is for the Zoning By-law Amendment.)
- Harry Froussios, Zelinka Priamo Limited, on behalf of Grosvenor Development Corporation - discussing the proposed amendments before the Planning and Environment Committee this afternoon; thanking staff again for their efforts in bringing this recommendation forward for the Committee's consideration today and he would also like to thank site plan staff for their assistance in bringing the matter forward as we are at a stage now where the site plans have been basically approved pending the signing of the development agreement and they are hoping to move forward with this application today that will allow the development to proceed further; thanking the St. George-Grosvenor Neighborhood Association for their input throughout this process there has been a lot of dialogue, they have received a lot of feedback from them and they are happy to report that this final outcome includes some of the matters that were that were brought forward by the Association; pointing out that as stated by staff the approval of this application will facilitate the consolidation of the subject lands together with the property known at 112 St. James Street; noting that the Committee has seen the site plan for 112 St. James Street back in May; stating that the process is near completion now; however, the outcome of this process does not really affect the site plan other than adjusting the ultimate property boundary and then updating the stats to accommodate the additional units; pointing out that even though the access is shown on the portion of the subject lands that are discussed today there is not there is an easement in place already that allows access to exist over the subject lands in favor 112 St. James Street; reiterating that it is not something that is necessary to change in the site plan and what has been done so far; expressing support the staff recommendation and the amendments proposed.
- Ken Owen, 139 St. James Street – noting that he is also the President of the St. George-Grosvenor Neighbourhood Association; noting that he cannot speak on their behalf; advising that he would like to say thank you to everybody who was involved in this project both people from city staff and the developer, because every one of the concerns that we have raised around this project, in all its aspects, has been addressed and very satisfactory to address our concerns and needs around this development.
- Jason McArthur, 1 Grosvenor Gate – indicating that he attended the last meeting; wanting to check out what is going on; advising that he was voted in as the new President of Grosvenor Gate; expressing a few concerns that people have, mainly concerning a lot of the trees that are going to be cut down; indicating that he does not

know if these new amendments are going to include more trees but, as far as he knows, it is like 115 trees currently that are going to be cut down; expressing concern that many of the tenants do not really know the scope at Grosvenor Gate, do not really know the full extent of what is going on, a lot of people assume that a building is going up in that pasture area and that a lot of these trees are going to be affected; indicating that he has heard a few times that people do not feel as though they have been properly informed, there is a lot of misinformation; providing an example that he does not even know when this construction is set to take place, whether it is in the spring or it is going to be some time this year but he just wanted to voice his concerns about the trees in the back; being honest, he does live right there and he will be witness to what is going to happen; noting that there are deer back there, he has seen fox's, all kinds of animals and he is concerned about what kind of environmental impact; feeling as though he just wanted to make a statement that some people in neighbourhood are not fully aware; advising that he has seen postings but they usually disappear very quickly from the building, within two or three days, indicating that he did not personally receive any kind of mail out himself; noting that he is not saying that that it did not occur but there is concern, there is confusion amongst the tenants at Grosvenor Gate; reiterating that he is the new President so he is kind of stepping into this and he just wanted to voice that there are a lot of elderly residents here that will be shocked and surprised to see what is happening behind them; stating that he is not really sure what he is asking, basically maybe more information for people so they are braced for what is going to happen to what a lot of them have been very familiar with; noting that some of the residents have been there for over thirty years and they love it so much there; from his point of view a lot of people are coming up to him not really knowing what is going on and he is not sure if it is a generational thing, they are not getting the information; advising that he does not know if people read The Londoner, for example, anymore as he sees stacks of them in the lobby; expressing concerned that the message is not fully being brought out; reiterating that he was at the last meeting and he recognizes that they have made a lot of amendments and a lot of changes to try to make everybody happy but he is super concerned that people do not have a full idea of what this is going to actually physically look like; advising that he has been told that this is something that has been fought for forty years, people in neighborhood have come up against it, and there is confusion about the area; thinking some of the tenants even think that the current owners, Homestead, own that property so that might be the reason why they have not said anything because they have had a changeover and people are just concerned about their standing and a lot of them are elderly; indicating that they asked him to come speak; thinking that he would just be handling bingo honestly, bingo and trivia and events; asking if they can get some more information out to the neighborhood to let them know just to be sure that they dot all the i's and cross all the t's.