

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 324 York Street (TZ-9069)

- Pat Clancy, McKenzie Lake Lawyers, on behalf of the applicant - wanting to say a few points about this particular property; reviewing the staff report, one of the main reasons the staff recommended against granting an extension to the property, identifying it as some prime real estate for redevelopment; however, our client, the applicant, is a development a corporation; advising that they are in the business of development and, to this point, the market has not dictated redevelopment of that property; pointing out the low utilization rate, or identifying this property being in a low utilization zone, that same downtown parking lot study, that low utilization zone is actually weekday utilization; advising that on the weekends, the same property is actually the highest utilization rate of the six quadrants in that particular study at 73%; noting that that is almost two and a half times as much as any other area, so on the weekends that particular area is a high utilization zone; addressing another point, there is also a temporary surface area parking lot abutting that property that is owned by the city and it does not appear to be getting the same scrutiny and there does not appear to be the same impetus to similarly shut down that parking lot; pointing out that just across from there, 369 York Street, the old London Free Press building is now Venture London or will be very soon and we believe that it will generate new demand for parking in that area, which will obviously create a need for parking and for the need for that parking lot in that particular area.