

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – 676-700 Beaverbrook Avenue and 356 Oxford Street West (OZ-9041)

- *(Councillor S. Turner with respect to the interpretation of the 5,000m² within 100m of a transit station, there currently is not one; how do we square that peg.);* Mr. M. Tomazincic, Manager, Current Planning, responding that the reason we were able to make that interpretation is because there are images and maps in The London Plan which identify the Rapid Transit Corridor as well as those stations and so, while there is no physical rapid transit vehicle going down Oxford Street there are still locations for the offices prescribed in policy; *(Councillor S. Turner just in follow-up, those principles seem to be; perhaps he will save this for arguments and discussion.)*
- *(Mayor E. Holder maybe a more pointed question, if there was no rapid transit station would staff still have the same concerns with respect to the size of the office.);* Mr. M. Tomazincic, Manager, Current Planning, responding that there might be cause for more concern without the location of that transit stop, it is the transit station location that validates up to 5,000m² without that, in fact, they would probably be recommending less; *(Mayor E. Holder so it is a good thing the Plan has that in it then at least at this point in time; he can go either way on this; has there been discussion with the applicant with respect to the impacts of the size of office space allowed and determinations as to whether that project would proceed if it was of that size and magnitude versus the requested 5,500m².);* Mr. M. Corby, Senior Planner, responding that they have had discussions with the applicant and they are here if you want them to speak to it about the amount of office space we are recommending; indicating that he does believe this works for their client, the use they are seeking to put in there is considered a public use and will not be affected by the gross floor area cap if they were to be below it or exceed it; *(Mayor M. Holder based on that comment he will wait to see if the applicant or their representative wishes to speak to that issue.)*
- Casey Kulchycki, Senior Planner, Zelinka Priamo Limited, representing Summit Properties Limited, the landowner and applicant for this proposed development - thanking staff and staff of Housing Development Corporation, we have met and consulted on this project over the last eight to ten months quite extensively with regards to the office space, affordable housing and other elements regarding urban design for the development and we have reviewed the staff report and we are in full agreement with the recommendation that is in front of you tonight; diving into the office space discussion a little bit, the current owner leases the office space currently on the property to the Local Health Integration Network (LHIN); pointing out that, as some of you may be aware, the Ford government is in the process of consolidating these LHIN's and prior to that announcement, this certain location was already crammed into their existing office space and they were looking to double it prior to that announcement, subsequent to the Ford announcement, LHIN is now looking to become a hub for the London area and surrounding area so they are actually looking to expand even beyond what they had initially thought they were going to require; relating to the location, while they understand staff's recommendation has always been for office space to be in the downtown core, LHIN's demanding client relations and day-to-day operations are not conducive to a downtown location which is why they are looking to expand at their current head office location at Beaverbrook Avenue and Oxford Street; so those LHIN's demands and requirements for the expansion were kind of the driving forces behind the proposed office space for this development; advising that through the consultation with staff, we were able to get LHIN into a Public Use designation which kind of relieves the pressure on the Official Plan Amendment requirement with regards to the office space which is why we were agreeable to the recommendation that is in front of you which is lesser than the amount than we were originally requesting.