

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – 1175, 1200, 1230 Hyde Park Road and Portion of 1150 Gainsborough Road 39T-19502 (Z-9040)

- Councillor Cassidy: Are there any technical questions? Councillor Turner.
- Councillor Turner: Thanks, Madam Chair, and through you to Mr. Corby, thanks for the report. The report mentions a couple times about affordable housing, it speaks to the London Plan components and general policies. In this, it describes that this allows for opportunities for affordable housing due to various unit sizes, but is there anything that compels that unit type to meet the actual definition of affordable housing rather than just various levels of affordability?
- Councillor Cassidy: Mr. Corby.
- Michael Corby, Senior Planner, Development Services: Through you, Madam Chair - there's nothing to compel them to meet the definition of affordable housing as it is just large blocks in the planned subdivision. It's a little more difficult to ensure we receive affordable housing as we do through bonusing or through site specific amendments. The policies are obviously in the Official Plan when they come through site plan that we will seek to achieve these affordable housing goals. We also did encourage them to speak to the HDC throughout this process but nothing came of that.
- Councillor Cassidy: Councillor Turner.
- Councillor Turner: Through you, Madam Chair - so would we typically leave this to site plan to get to that level in terms of the zoning application, or would this not be something that's considered at the time of the Zoning By-law and Official Plan amendments? It speaks to the Official Plan policies but doesn't realize the Official Plan policies - that's my concern here.
- Councillor Cassidy: Mr. Corby.
- Michael Corby: Through you, Madam Chair - it's difficult through the planned subdivision process to have a mechanism, I guess, to tie them down to affordable housing outside the bonus zone, so that's the difficulty we face here. And in this reference, they're not actually achieving higher densities than what's permitted; they are increasing the two stories in height through the bonus zone, so that could have been somewhere where we could have required affordable housing, but we felt the design criteria was substantial enough to achieve the bonusing on the front of that site.
- Paul Yeoman, Director, Development Services: Through you, Madam Chair, if I could - it's Mr. Yeoman.
- Councillor Cassidy: Go ahead.
- Paul Yeoman: Thank you very much. I just want to add too, though, that it's important to recognize that there aren't any low density zones that are recommended as part of the subdivision as well. So on the spectrum of affordability, recognizing that it won't be regulated affordability through market rents that are tied to a bonus zone, it is inherently a more affordable development than a number of other developments we have in the City.

- Councillor Cassidy: Councillor Turner, any other questions?
- Councillor Turner: No, thanks, I'll leave the rest for comments.
- Councillor Cassidy: Thank you. Any other technical questions on this application? Seeing none, I will go to the committee rooms to see if the applicant is present and would the applicant care to make a comment? If you could state your name and then you have five minutes to address the committee.
- Hannah Shirliff, Planner, MBPC: Thank you. I hope you can hear me through the mask. Good afternoon, my name is Hannah Shirliff and I'm a planner with Monteith Brown Planning Consultants, and I'm here today with Jay McGuffin, the Vice President and principal planner for Monteith Brown, as well as our client, Jim Bujouves of Farhi Holdings. We'd like to thank staff for their work on the report and their work on this project to date. We really appreciate the opportunity to review everything in advance, and we agree with staff's recommendation, and we are available to answer any questions that Council and members of the public may have. Thank you.
- Councillor Cassidy: Thank you very much. Now I'll go to the committee rooms to see if there are any members of the public who would like to comment on this application. I'm not seeing any members of the public who would like to comment on this, so I will look for a motion to close the PPM.