

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Application – 1761 Wonderland Road North (OZ-9178)

- Councillor Cassidy: Thank you Ms. Riley and I will look to Committee before we go any further for a motion to open the public participation meeting. I noted that Mr. Scott Allen, representing York Developments, was planning to be in attendance. I wonder if he is here and if he would like to address the Committee. Go ahead sir and you have five minutes.
- Thank you Madam Chair. Good afternoon Members of Council. Again, my name is Scott Allen, with MHBC, we are acting on behalf of York Developments. With me today are several representatives of York Developments who would be glad to answer any questions Committee members may have. The Committee was provided with a letter prepared by York late last week in response to City staff's comments. I'd like to briefly touch on a few key elements of that letter. At the outset I wanted to emphasize that the decision to proceed with this application for mixed-use high rise development at this location was made with careful consideration. York Developments recognized the sites merits given the fact that it's surrounded by commercial and office development as well as commercial towers or communication towers, my apologies. It's also at the periphery of the node that Ms. Riley spoke of. Additionally, it has excellent accessibility to both arterial road networks and the LTC routes and bike lanes are available on Wonderland Road and Fanshawe Road. We also wanted to advise we recognize that the City is planning direction is to focus towers or high rise development primarily amongst the BRT route and York supports this overall direction but it's also important to consider that there should be opportunities for high rise developments and a housing choice at appropriate locations outside of the BRT route, system, I should say. York's experience at Alto, which is 545 Fanshawe where the two towers are being constructed immediately east of the site illustrates that not only can a development be successfully integrated into and around the node but also that there is an excellent market for high rise development outside of key areas of the City, the BRT system in particular. Additionally, as Ms. Riley had mentioned, the site is located just outside of the primary transit area. The property at 655 Wonderland is immediately adjacent, immediately just inside the, in the primary transit area. My apologies. It's hard to speak with this thing. So York Developments engaged Zedd Architecture to come up with a design that complements the development area and provides this slender tower to minimize views and most importantly to take that mass of residential development and put it into a form that is separated considerably from adjacent residential areas and provides an attractive landmark potential for that development area, for the node in particular. MHBC carried out a Planning Justification Report for the study. We evaluated the merits of the application and the design relative to the planning policies. Ms. Riley spoke to them. In our opinion site specific formation would be appropriate this location, that it meets the criteria set out in the 1989 Official Plan and London Plan for specific area policies. Recognizing the merits that I spoke of generally and others outlined in our report. Also we've proposed a bonusing program that recognizes additional height and density and provides designs or features I should say that are commensurate with our requested height including affordable housing. I also wanted to quickly respond to a couple other their matters of staff; one being that this proposal, we feel, would be valuable for the node, help its vitality by providing a large number of residential developments plus commercial opportunities to help the overall vitality of the node itself and again additional housing options would be provided in Northwest London as result of this and finally, with respect to the comment that there's been a transition from the original

permission from Ontario Municipal Board which was for commercial to this development, that's fully recognized. York Developments opinion is that there is not sufficient market demand for a commercial development as a standalone at that node. The node is well served now with commercial developments, probably the largest neighbourhood commercial node in terms of GFA in the City and their experience over the last 10 years has been that there's just not sufficient demand for viable development, purely commercial at that location, which is why they're looking to transition towards a mixed-use form and so finally, I just wanted to indicate that we wish that the Committee support our proposal to proceed with the OPA and ZBA applications as requested and that we provided alternative recommendations as part of the submission to Council that York's, from York's letter from last week. Thank you.

- Councillor Cassidy: Thank you very much. I wonder if there are any members of the public in any of the committee rooms who would like to address the committee on this item. I see one member coming forward. State your name, Sir, and you will have five minutes to address the Committee.
- My name is Richard Labelle: I own the commercial plaza immediately south of the area proposed by York Development. I'm 100% supportive of this development. I spoke with the tenants in my plaza who were also 100% supportive of this development. Thank you.
- Councillor Cassidy: Thank you Mr. Labelle. Any other members of the public who would like to speak. I'll ask one more time. Any of the committee rooms. I'm looking on the screen to see if there are members who would like to address this Committee and I am seeing none so I will look for a motion to close the public participation meeting.