

PUBLIC PARTICIPATION MEETING COMMENTS

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

- Councillor Cassidy: Thank you Ms. Riley. Is the applicant here? If you'd like to come forward, state your name and you have five minutes
- Good afternoon Madam Chair, Members of the Committee. My name is Scott Allen, I'm with MHBC Planning. We are acting on behalf of the applicant, York Developments. At this time would simply like to express our support for the findings and recommendations in the revised staff report as presented by Ms. Riley. We also like to thank you HDC staff and Development Services staff for their assistance through this process. Thank you and we will gladly answer any questions Committee members may have.
- Councillor Cassidy: Thank you very much. Are there any technical questions from Committee? Councillor Turner.
- Councillor Turner: Thank you Madam Chair. Through you to staff, a technical question, on the report back that we received the first go round, one of the recommendations and the rationale for refusal was specifically on, on point eight, the proposed density of the residential component within this proposed commercial development of two hundred and twenty units per hectare and seventeen storeys is too intense and should be directed to the specific areas for intensification as outlined by Council. The recommendation here is for up to two hundred and twenty-six units per hectare and seventeen storeys. I guess I'm just looking for some commentary on why that's no longer a rationale for refusal in this circumstance.
- Councillor Cassidy: Ms. Riley?
- Madam Chair. It's Michael Tomazincic here. As part of our rationale in our recommendation we also took into account the direction that was given to us from, from Council and one of the clear directions that we got was that this was a site that should be accommodating an apartment building. I know we had a very spirited discussion about that. It's not that the policies wouldn't contemplate this form of development so I hope that that wasn't seen as, as that wasn't the messaging there because the, The London Plan, I'm sorry, the 1989 Official Plan does contemplate high density residential development in neighbourhood shopping areas and, of course, with the bonusing you can exceed, exceed the hundred and fifty units per hectare maximum. The London Plan which, again, isn't in force in effect on the site would contemplate nothing taller than six storeys but unfortunately it, it's, it's the 1989 Official Plan that governs and so this isn't out of scale with the 1989 Official Plan but again we're also taking into account the direction we got from Council.
- Councillor Cassidy: I'm going to go to Councillor Hopkins and then the Mayor.
- Councillor Hopkins: Yes. Thank you Madam Chair and these, this is a technical question through you to staff about the affordable housing and I'm just trying to really understand what we're doing here allowing for the twelve one bedroom units to move forward with eighty-five percent not to exceed eighty-five percent over a fifty year term and I would like clarification as to how is this different to the normal agreements that, that we usually have with units and just trying to understand how affordable these units will be moving forward. Is it as clear is they'll always be eighty-five percent or not?

- Councillor Cassidy: Go ahead Mr. Tomazincic.
- Thank you Madam Chair. So admittedly this is not my area of expertise but my understanding is that they'll always be at the eighty, eighty-five percent of the average market rents and, and that'll be for a fifty year term. This is under an agreement with our Housing Development Corporation to ensure that this happens as part of the development agreement.
- Councillor Hopkins: And would that also include if, if units were going to be subletted? I'm just trying to understand the recommendation in the report here.
- Councillor Cassidy: Mr. Tomazincic, knowing you're not an expert in this, do you have an answer on that?
- Michael Tomazincic, Manager, Current Planning: Through you Madam Chair, perhaps if the Councillor can just direct me to that section of the report.
- Councillor Hopkins: So it is on page 203 and it's specific to the recommendation of HDC that the following elements constitute the affordable housing bonus zone and it relates to number two, the duration fifty years twelve affordable units these by right shall not be assigned or sublet. Just trying to get a better understanding of what that all means and I appreciate that you may not be able to have the answer but I think it is really important for me to understand exactly how this is going to work given the bonusing.
- Michael Tomazincic, Manager, Current Planning: Madam Chair, I perhaps jumped into this conversation too soon. I, I didn't realize that Mr. Giustizia is on this call and perhaps he will be able to provide a better answer than I would.
- Councillor Cassidy: Thank you Mr. Tomazincic. Mr. Giustizia?
- Good evening Madam Chair. To the Councillors question regarding can I just make sure that I'm, I'm confirming which section it is regarding and then I can speak your broader question about what's different this.
- Councillor Cassidy: So it's on page 203 of the Agenda and under the recommendation where it talks about they have the elements that constitute the affordable housing bonus zone number two, at the end of paragraph number two it says "These rights shall not be assigned or sublet."
- Steve Giustizia, Executive Director, Housing Development Corporation: So the rights of, so when you are going to number two, so in the context of number one, the number of units and the depth of affordability and then in number two, what we've done that's fairly unique in this one is the proponent came forward with a, a great willingness to participate in a long duration affordability and I think as Council has known this has ,been work that we've done over the course of the last year with a number of different developers always looking to see how do we adapt and change to, to the needs of the community and in this case what we are saying is that we actually were able to negotiate, at fifty years we generally consider that a perpetuity agreement. So it's a very long-term agreement and then within that long-term agreement any tenants that are residing in that unit at the end of the conclude, the conclusion of the unit so this has been, I think, common language in the past, would be able to retain their tenancies and rates until there was a transition of tenants out. So that's when, that's when that would occur and these rights cannot be assigned or sublet. In other words, at the fifty year mark if there was a tenant there and that tenant decided at the fifty year mark that they wanted to leave the building, then they couldn't sublet that right so that that we make sure that every tenant who's coming in meets the eligibility

requirements and by the way that assignment right happens all through the process as well. So all tenants will be income tested for these units. So to your earlier question, that's similar to what we do. Eighty-five percent is absolutely a great level of affordability. Remember these are new units. Eighty-five percent of AMR at the current rate would be about \$720 per month for a one bedroom unit. The duration of affordability is, I think, defining now for Council that it's very long term so when you're looking at a public right, the public rate that, that you are providing on one side is met with a long-term public right on the other side. The affordability and then the fourth, the third one, is to, is to work with tenant placement so that, as in our other ones, we make sure that if there is an ability to house tenants that are higher on the priority list then we can work with the proponent on those tenants so that there's a mix and then the last one is that you would be included within a contribution agreement.

- Councillor Cassidy: Thank you Mr. Giustizia. Councillor Hopkins go ahead.
- Councillor Hopkins: Yes. Thank you for that. So, in other words, if the tenant came in and stayed there for fifty years it will always be eighty-five percent below the market value just very speaking?
- Steve Giustizia, Executive Director, Housing Development Corporation: I'm sorry, through the Chair, the way it would work is that a sitting tenant's rent will increase only by the maximum allowable once per year under the RTA. That's been roughly on average about two percent so and that's the way it works in all affordable developments.
- Councillor Hopkins: Thank you.
- Councillor Cassidy: Thank you. Mayor Holder.
- Mayor Holder: Thank you Chair. As I recall when this came before us to Committee a couple of the concerns that were expressed, one was related to, it's this locations closeness to a transit routes and I think, I think the argument was made reasonably well in the last discussion that that, that that was not an issue but one of the things that was an issue, I think, was the issue, the percentage of commercial on the main in, in the main area. I'd like to ask, youth, to staff has that has that commercial percentage changed from the, from the initial application? If so, if so, by how much, please?
- Madam Chair, it's Michael Tomazincic.
- Councillor Cassidy: Go ahead Mr. Tomazincic.
- Michael Tomazincic, Manager, Current Planning: Thank you. It has changed, in fact it's doubled in, in the gross floor area. Originally it was at six hundred square meters and now it's at one thousand two hundred square meters.
- Mayor Holder: Okay. That's helpful to know. Thanks. I just wanted to ask and clarify that point. Appreciate that Chair. Thanks.
- Councillor Cassidy: Great. Thank you. Any other our technical questions? No. I will go to public and see if there are any members of the public who would like to address the Committee and speak about this issue? One more time, any members of the public in the committee rooms who would like to address the Committee? Seeing none I'll look for a motion to close the public participation meeting.