

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – 809 Dundas Street (Z-8875)

- Harry Froussios, Zelinka Priamo Ltd., Planning Consultants and Agents for Paramount Development Inc. – advising that he is here to bring the Planning and Environment Committee up to speed on where they are with the application at this point in time and where they go from this point on; advising that they have a brief presentation prepared and he will not take up too much of the Planning and Environment Committee's time, Ms. S. Wise, Planner II, has given the Planning and Environment Committee a lot of the background, he is just going to add a few things and then they are going to have Mr. John Nicholson and Mr. Jim Sheffield go through a little more detail in terms of the proposed development; stating that the Planning and Environment Committee might know some of these businesses such as Paramount Print, Painting and Decorating, Carter's Printing, which is actually on the subject lands and East Park Golf Gardens; advising that they have been able to incorporate a lot of the public comments into what is before the Planning and Environment Committee today; noting that it is an ongoing process, there are still things that they are looking at in terms of tweaking the design, adding certain elements through the comments that they received and they look forward to working with those groups as they move forward; indicating that the two above-ground parking levels will not be visible to the public; indicating that the proposed design has had regard for and respects the character of existing buildings, such as Aeolian Hall, in this area; noting that the Dundas Street wall will be extended across the subject lands in a manner that is reminiscent of and will enhance the historical streetscape of Dundas; advising that the proposed scale and form of the development is in keeping with other recently approved and constructed high density residential developments, for example, the Medallion which was brought up on the slides; however, this proposed development will also incorporate the commercial uses on the main floor which is important to revitalize the Old East Village area; the bonusable features that are attributable to the bonus development will provide an overall benefit to the community, those are things that are still being discussed with staff and we anticipate that the bonusable elements will be discussed and agreed to very shortly. (See attached presentation.)
- John Nicholson, Nicholson Sheffield Architects Inc. – providing a quick summary; reiterating that Ms. S. Wise, Planner II, has done a wonderful job laying this out for the Planning and Environment Committee; indicating that the site, which is indicated in red, with the Medallion project currently built and extended in turquoise, a future development site indicated in yellow; showing the site more fully developed with the rendered site conditions; showing the site slightly tweaked from the version that Ms. S. Wise, Planner II, was presented with showing a greater setback at the top of the penthouse level on one tower to the north and the other tower to the south; showing a slight change from the image presented by Ms. S. Wise, Planner II; indicating that they have grown the corner plaza from the corner in response to some comments from members of the public to allow more things to unfold opposite Aeolian Hall so it spreads that open corner along; indicating that you will notice that they have spent a lot of time developing the texture and materiality of the three lower floors, completely in line with the guidelines in question and the towers take on a slightly different texture but they do relate to each other upstairs and down through massing and materials; showing an image of the towers and the three Medallion towers nearby; noting that the one on the right just finished; showing a view of Rectory Street, showing the parking garage, this is projected, the parking garage is to the right and then there is the recording studio, the three storey element on the corner, Aeolian Hall on the left behind the trees and the tower is tucked in behind on the right hand side; showing a picture going the wrong way on King Street but it gives you a feel of the relative height of the towers and you can see the stepping aspect that they have chatted about at the penthouse level itself; showing a different view of the towers and penthouses with the open space of the Western Fair behind and Medallion and beyond; showing the main entrance, as described before, is off the lane, they do have a main drop off, a main entrance that goes to the centre of the two towers off of Dundas Street for obvious connectivity; advising that they were encouraged to access off the lane by staff so they have all of the access to the parking below that level; advising that if the Planning and Environment Committee wants to go into more detail on this they can, but they have been asked to provide a series of solar impact studies, the building across the street and then some, the sight across the street and then if you go to the next intersection, you will see a number of solar reflectors on the roof on the corner of Ontario Street and Dundas Street

and they were asked specifically by that owner to take a look at the impact of the shadow on that site which they have done; indicating that this has really allowed them to evaluate this and there is an impact, there is no question, but this is not a significant impact beyond the twelve storeys which is allowed as a right; showing the impact of about one month's difference, depending on the weather and the sunlight; reiterating that it is approximately one month difference of shade and shadow; advising that his diagram is available for further analysis.

- Jacqueline Thompson, Executive Director, LIFE*SPIN, 866 Dundas Street – advising that many but not all of you know, LIFE*SPIN is an independent social agency offering services that make life better for more than five thousand individuals and families in London each year; indicating that they have made a written submission which is in the package and there is no need for her to recite it all here so the Committee can have a look there; however, there are two key points that they wanted to reinforce; advising that the first is affordable housing, through our contact with the disadvantaged, LIFE*SPIN is kept acutely conscious of London's affordable housing deficit; stating that, for too many Londoners, paying market rents comes at a cost of grocery budgets, denies many priced opportunities for children and more; too many people are thrown back on such expedients as couch surfing; LIFE*SPIN urges the Planning and Environment Committee to make the inclusion of affordable units a requirement for all major residential developments as per the bonusing provision as set out in the Official Plan that refers to support the provision of affordable housing; if this rezoning is granted, the 809 Dundas Street development, is a place to start, between bonusing and any injection of public money that provides support to that is appropriate there is no good reason that a number of affordable units could not be included in the four hundred eighty units proposed there; referring to the London Plan, the Main Street Developments, talk about it being a maximum of twelve storeys giving it up to sixteen with bonusing, not twenty-seven, sixteen; asking the Planning and Environment Committee to look at that and the justification report on the public benefits to the community because they are missing the affordable housing and that is critical in this neighbourhood; it is also high time, they believe that Council get a comprehensive report from the Affordable Housing Corporation, the City's Affordable Housing Corporation, accounting for how our affordable housing reserve fund is being applied to create new affordable housing in our city; the second issue that was addressed briefly was the shadowing; stating that, in order to create a sustainable revenue source for LIFE*SPIN, who is not publicly funded, they had solar panels installed on the roof of the building four years ago; advising that the financial return to date has been more than \$27,000 to say nothing of the green equivalent energy such as taking one hundred ninety-eight vehicles off the streets or the planting of eight hundred and fifty-one trees; the hour by hour shadowing study that they have been able to consult shows that their solar panels located about half a block from 809 Dundas Street will be shaded for part of the afternoons from October to March reducing their annual income from the solar panels by about thirteen percent; stating that that loss of revenue is manageable but they do regret the diversion of every single dollar from direct services to the people who look to them for help; acknowledging the assistance that they have received in this matter from the Old East Village Business Improvement Area, the City of London Planning department as well as the frank and courteous hearing extended to them by Paramount Developments; advising that the Planning and Environment Committee would have received correspondence from the Old East Village Community Association in support of their submission to the Committee that inclusionary zoning, as noted in the Ontario Regulation 232.13 is important for the residents in this neighbourhood.
- Mohamed Moussa, 155 Thornton Avenue – advising that he remembers this place when it was an A&P grocery store; indicating that he spent the first seven years of his life living half a block away from here and the Saturday afternoon grocery trips with his mother; stating that, long ago, the A&P closed and there is not a time that he does not drive by that he looks at this and thinks to himself what can we make of better use of this and why has it not happened; expressing that he is very glad to see this proposal here and fully supports it; realizing that both Committee and Council cannot mandate that affordable housing be part of it, hoping that this will be one of the first in London that does do that.
- Jen Pastorius, Manager, Old East Village Business Improvement Area – (See attached presentation.)
- Gary Brown, 35A – 59 Ridout Street South – advising that he was out at this site on his bike a little while ago and he has been thinking a lot about this because it is precedent setting, do not think that it is not; the Committee gets to decide; stating that one of the things that this city has been criticized the most for by outside architectural experts is the

building of thumbs; just building buildings that are not surrounded by other tall buildings, they stick out, they look terrible and they really do; advising that this is another thumb but maybe it is the beginning; noting that he does not know; indicating that the developer is getting rid of one of his favourite coffee stores, that is beside the point; advising that he has known Clarke for a long time and it is next to an extremely important historical building; indicating that he has wrestled in his mind and it is not his neighbourhood so he does not get to decide, but he has wrestled in his neighbourhood, does the good far outweigh the potential bad because, to him, Dundas Street especially in the Old East Village, as a cyclist, as a pedestrian, it is human scale everything is down low, you walk down the street you feel like you belong there, you feel like you are home and this is the start of something different, this is a very tall building right on the street; advising that the Medallion properties are backed off the street; noting that he thinks that is a good idea personally; wishing that inclusionary zoning and everything was a part of their life now and maybe this is the beginning of that but it is up to the Planning and Environment Committee and the Planning department as this is setting a precedent as the first tall building on that area in this part of the city, it is going to stick out like a sore thumb for a little while but if you want it to be the start of something new than he can kind of understand that; noting that these are the things that he wrestles back and forth in his mind; realizing that it is very different from Old South, they have accorded this to Wortley Village but they have opposed tall buildings amongst other tall buildings, generally we consider that to be good design; indicating that this will be on its own so it is either the beginning of something new or they have built another thumb in the middle of nowhere in our city and we will know this for the next one hundred years; indicating that these are his thoughts of going forward, has no opinion of yes, no or good idea, bad idea; wishing there was a track record of this particular developer so that he could say "Oh, look what they have done, that is fantastic"; he does not believe that there is with tall buildings here, it is the first time, it is a leap of faith for everybody, it could be a good thing, it could be a bad thing, it all depends; wishing we would get the street interaction part of it designed well as we have tried extremely hard, he knows that we have not got it yet, almost every tall building that we have built feels very sterile when you walk by with the street interaction and he thinks that it is even more important that this particular design really get done right in the Old East Village because to him that is part of the charm is it being a human scale environment.