

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 496 Dundas Street

- Councillor Squire: I know there was a presentation from staff on the Added Agenda so I would just ask staff to proceed. Thank you very much. Is the applicant present?
- Scott Allen, MHBC Planning: Good afternoon Mr. Chair, it's Scott Allen from MHBC Planning.
- Councillor Squire: Go ahead.
- Scott Allen, MHBC Planning: Thank you. We're acting on behalf of the applicant and with me today are several members of our project team who are available to answer any questions. At this time, we would like to express our support for the findings and recommendations of the Development Services report as presented by Mr. de Ceuster, in particular, we agree that the findings of this redevelopment proposal represents appropriate intensification and promotes a compact urban form and that we agree that the intended high rise tower with broadened housing choice can enhance the overall vitality of the Dundas Street corridor. Additionally we agree that the design elements of this plan align with the direction set out in the City's Official Plan and the Dundas Secondary Plan and we also agree that the project should be integrated effectively with the local development context. The findings of the Planning Analysis presented in the staff report also reflects commentary reflected in the MHBC Planning and Design report submitted as part of this application. In closing Mr. Chair, we'd like to thank City staff for their attention to this application with approval of the proposed Zoning By-law Amendment, the applicant intends to proceed with the detailed design phase of the project and progress the proposal through the site plan approval process. Thank you for your consideration and we'll gladly answer any questions the Committee members may have.
- Councillor Squire: Thank you very much. Are there any technical questions for either staff or the applicant? There being none, oh, I'm sorry Councillor Lehman, once again I never look left.
- Councillor Lehman: Thank you Chair. Through you to staff, can staff confirm for me that the first floor will be commercial with this rezoning request?
- Isaac de Ceuster, Planner I: Thank you for the question, through you Mr. Chair. I can confirm that the ground floor will consist of both commercial space and residential units. Thank you.
- Councillor Squire: Nothing further than we will go to public comments. Is there any members of the public? In the Committee Room, great. Go ahead.
- Patrick Rumsey: Yes. Good afternoon. My name is Patrick Rumsey. R U M S E Y. I do live within close proximity of the proposed high rise . I'd like to say at the outset I've never been a tenant of York Developments and I've never done any business with them but I wanted to come today, I have walked past that empty unit for several years now and I noticed the application and I noticed the information in The London Free Press and I'm here to support the development. I think it would be an improvement to our neighbourhood. With concerns to parking, I know the City have spent a great deal of money not only with the buses but also with the bike lanes and I don't think the developer should be held to ten or fifteen years ago when we had all these large parking lots. That's pretty much it. From what I've heard and what I can tell in the neighbourhood, it's supported and they appreciate York Developments

stepping forward and taking it from a vacant facility that has seen some vandalism lately and I hope it proceeds according to plan.

- Councillor Squire: Thank you very much.
- Patrick Rumsey: Appreciate your time.
- Councillor Squire: Appreciate the for your comments.
- Patrick Rumsey: Thank you.
- Councillor Squire: Any other public comments? There appears not to be any. Thank you very much. I just need a motion to close the public participation meeting.