

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 755-785 Wonderland Road South (Westmount Mall) (Z-9356)

- Councillor Hopkins: With that I would like to go to staff for a presentation. Thank you Mr. Parker. Any technical questions from Committee Members? I hear none so I will go to the applicant if the applicant is there. Please come forward.
- Casey Kulchycki, Zelinka Priamo Ltd: Thank you Madam Chair. My name is Casey Kulchycki. I'm a Senior Planner with Zelinka Priamo Ltd. As you alluded to at the top of the item we did file a letter on Friday to Planning Committee Members requesting a deferral for this item tonight. We've reviewed the staff report and we believe that given the content of the staff report there's some material in there that warrants further analysis and further discussion with staff before we make a final determination on the application at hand. I won't go through the contents of my letter, they speak for themselves but just given the presentation tonight and that report, we think that there's some basis for further discussions with staff on how they see this property developing moving forward given its current high vacancy rate and just the sheer size of the property itself providing an opportunity for additional development opportunities. We would like to have those discussions with staff before a final decision is made on the application at hand. I'm available to answer any questions though, if any Committee Members have any. Thank you.
- Councillor Hopkins: Thank you for that. Is there anyone else from the public that would like to make a comment? I hear none, I see none and I'll ask one more time. Any other comments from the public are welcome.
- Lou Corneli: Hi. This is Lou Corneli, representing the owner. I've heard the comments made by staff and obviously as a person whose life work is positioning and fixing defunct properties I find some of the comparators offered by staff are not exactly accurate for this particular asset but I would look forward to, with, as Casey said, to have further discussions and maybe explain some of the compared properties given the development how they compare to this asset. Our view is only to try and bring this property back to a tax base and also a real community use service for the Southwestern part of London which is becoming more and more a little community. The trends, you know, I watch, my job we have over two hundred properties across Canada, we manage for clients and I can talk about trends, I can talk about office trends and how they are in urban downtowns. Downtowns have to reinvent themselves and I've seen this phenomenon of vacancy and transitioning of offices across the country and I think there is more than just a policy change, some people don't just come to, they want an office to come downtown or any services. I think it's a deeper and more understanding policy that needs to be thought of and I hope that we get the chance to have the discussion further with our Planners, with the City to find a solution because we think that, our game is not to go after downtown, it wasn't our game and we haven't taken that tactic. We feel that this is a different type of use, we're seeing different trends for call centers to move out of urban areas because of parking, transition, transport and staff and this is kind of a option because we know, guys, look at the market, are leaving London because of these situations. Our thought is instead of people not coming to London, if can offer this service, we can keep it in London, keep the jobs in London and support the economy in London.
- Councillor Hopkins: Thank you Mr Corneli. I'll ask one last time, is there anyone else that would like to make a comment? Please do so. I'd like to go to the Committee Members to close the public participation meeting.