

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – 250-272 Springbank Drive (OZ-9310)

- Councillor Squire: Could I have a staff presentation please? Thank you. Is the applicant in attendance? Is someone from the applicant online or in attendance?
- Barb Westlake-Power, Deputy City Clerk: Mr. Chair, Mr. Knutson is in attendance at this meeting.
- Councillor Squire: Alright. I wanted him to speak now and then we would have technical questions but I'm not going to wait. Any technical questions for staff? Councillor Hopkins.
- Councillor Hopkins: Thank you Mr. Chair. Just a quick one, I understand there's underground parking, two levels, but I'm just trying to get a sense of how many parking spaces?
- Councillor Squire: Go ahead staff.
- Ric Knutson, Knutson Development Consultants Inc.: Through you Mr. Chairman I'm now unmuted.
- Councillor Squire: No. We're asking staff a question sir.
- Ric Knutson, Knutson Development Consultants Inc.: Thank you.
- Alanna Riley, Senior Planner: Through you Mr. Chair I actually missed that question. Sorry.
- Councillor Squire: Could you repeat it Councillor?
- Councillor Hopkins: Yes. I understand there's underground parking and I just wanted to confirm how many parking spaces are in this application.
- Alanna Riley, Senior Planner: Through you Mr. Chair if you give me about twenty seconds I can find that information.
- Councillor Squire: Twenty seconds.
- R. Knutson, Knutson Development Consultants Inc.: If I can be of assistance Mr. Chair.
- Alanna Riley, Senior Planner: Through you Mr. Chair, sorry, through you Mr. Chair.
- Councillor Squire: Yes.
- Alanna Riley, Senior Planner: The site plan indicates there are 211.
- Councillor Squire: Thank you. Anything further Councillor? Any other technical questions? Alright we'll hear from the applicant now. Go ahead sir.
- Ric Knutson, Knutson Development Consultants Inc.: Thank you Mr. Chairman. We're very pleased with the staff report. I would be remiss if I didn't, through you, thank staff for an exercise that we started last Fall with Alanna, Michael Tomazincic, Jerzy and Brian Turcotte with the London Housing Authority.

Together, I believe, we brought a better plan before you than what had been approved by the Board and just a couple of quick notes. There's a best efforts towards the LEEDS; we were advised the LEEDS certification would delay the project in construction by at least two years and maybe three because of that process. There's never been an apartment building done to LEEDS certified standard in London prior. Also, the green roof was a component of the commercial podium which has been eliminated. There is an amenity space where that podium would have been which is between the two towers and behind the two storey residential apartments facing Springbank. I don't have a lot to tell you, there's been a long history on this and staff, as I say, have done yeoman work to bring this before you. On that I would be happy to answer any questions that the Committee has and also that any of the public might have. Thank you.

- Councillor Squire: Thank you. Any technical questions for the applicant from Committee? There being none we will then go to the public.
- Heather Lysynski, Committee Clerk: Through you Mr. Chair, Stefanie Pereira.
- Councillor Squire: Ms Pereira?
- Stefanie Pereira: Hello.
- Councillor Squire: You have five minutes whenever you want to start. If you would like to give us your address you can.
- Stefanie Pereira: Okay. I'm at 80 Springbank Drive, down the road. As a resident against this proposal and the zoning amendments and the waiving of the LEEDS certification I worry about the enjoyment of the Coves since I feel like these buildings are going to be seen no matter where you are walking in the Coves. I also worry about the unique wildlife and vegetation in the Coves and how it is going to change the overall community. I have read transcripts the Council had proposed a smaller mid to low-rise building which I feel is much more appropriate for this area. With that said, I do have two kind of specific points. I know that the building is going to obviously increase the density of the people in the area, there's going to be more garbage, more foot traffic, much of which will be in the Coves, in those trails. Has there been anything done to specifically assess the impact on the Coves? I know that the Thames Valley Conservation Authority was, I don't know, at a meeting or they didn't have objections but I don't really know what that means like has anyone actually been consulted that knows about the wildlife in this Environmentally Significant Area and what the impact will be on and then my other question is that yes, it's in a multi-family high density residential zone but there is still certain criteria in that zone. The Ontario Board previously found no impact to the character in the surrounding area and just as a resident, I disagree with that. I don't think it does fit the single-family homes and the small businesses so my second question is how, like what is the rationale of how this possibly matches the scale and character in the adjacent area? I'm done.
- Councillor Squire: Thank you.
- Stefanie Pereira: Thanks. Sorry about my dog.
- Councillor Squire: That's okay. We've heard a lot of them since we've been in Covid. They like to show up at meetings. Thank you. Next.
- Heather Lysynski, Committee Clerk: Through you Mr. Chair, Skylar Franke.
- Councillor Squire: Go ahead. You have five minutes.

- Skylar Franke: Lovely. Thank you. Hi everybody. My name is Skylar Franke. I live at 99 Springbank Drive and I'm a resident in the Coves neighbourhood and I just want to say thanks for the opportunity to share our feedback about this proposed development. I wanted to start off by saying I truly appreciate and applaud the inclusion of the twenty-eight affordable housing units in the development as London desperately needs more affordable housing units across the city in all neighbourhoods and I am so pleased to see this included. As well, this development is on a bus route and close to downtown so I think it's a really great location for high density because folks who live there ideally won't need to be as reliant on cars to get around since they have some other options. I also appreciate that the developer will endeavour to build to LEED standards and I do have a question here as I would love to know what level of LEED. I do understand that LEED certification is expensive and has lots of delays but I do know that there's various items that can be included so I just am wondering to what level such as will local sourcing be included or sustainable materials or how energy efficient is the building going to be and how will the waste generated on site be recycled so if there's any way for the developer to be able to outline what LEED standard they are seeking, despite not actually getting certification, I would really love that information. I also wanted to echo the thoughts of Councillor Turner in earlier discussions, that would be really great to see bird friendly features included in the site plan since the development is adjacent to an ESA and it's on a bird flight path, in fact, they actually call it a bird highway. I know that living beside the Coves I see bald eagles and great blue herons fly daily from the Coves to the River and back to do their fishing and I'd really hate to think of those majestic birds colliding with this building since it's so close to the ESA and I do know there's lots of ways that buildings can be improved – motion sensor lights directed at the ground and window treatments with dots or lines up until the fourth storey would all help prevent birds from colliding into these windows. Also, just because it is beside an ESA, I would really love to see native plants prioritized. I'd hate to think of invasive species brought in and creeping in to the Coves and where ever possible in the landscaping I would love to know if the developer is planning to use native species – maples, oaks, tulip trees are all beautiful and provide great habitat for the area. Just to round out my comments, I do want to say while I love high density and infill developments and I do really, really want this density in my backyard, I do think that this is a too large development for the location although I totally understand that it has already been pre-approved for fifty-one meters but I just wanted to put it out there, mid-rise probably would have been slightly better for the location because I am worried the fifteen storey building is going to overshadow the ESA and it's going to be visible from anywhere where you are walking, which I regularly walk through the ESA but I understand that's moving forward and I've made my peace with it but just to round out thanks for including the affordable housing as well as the LEED development options and please consider the bird friendly practices and thank you for your time.
- Councillor Squire: Thank you very much.
- Heather Lysynski, Committee Clerk: Through you Mr. Chair, Brendon Samuels.
- Councillor Squire: Mr. Samuels.
- Brendon Samuels: Hello. Thank you for this opportunity to share my feedback on the proposed development. I'm the Coordinator for London's Bird Team, I'm also a frequent visitor to the Coves Environmentally Significant Area. In general I support this project but I echo Skylar Franke's concerns. I would like to see more information included in the site plan about what specifically the developer will be including to achieve LEED standard but my main reason for being here is I would like to take a moment to speak about the bird friendly features that have been discussed for inclusion in the site plan. In 2019 and then again in 2020, this

Committee expressed support for updates to the Site Plan By-law to require the use of bird friendly glass materials in all new site plans; however, for reasons that are unclear to me, the City of London still does not require bird friendly glass materials to be used in building construction for new site plans. As a result new development continues to use large amounts of reflective, untreated window glass that poses an imminent risk of harm to natural heritage. The City's Environmental and Ecological Planning Advisory Committee continues to recommend the use of bird friendly materials in new site plans. We are discussing the construction of a large residential building featuring many large windows immediately adjacent to an Environmentally Significant Area, more specifically, the building will be erected between the Coves ESA and the Thames River to the North and will thus contribute to further fragmentation of habitat for birds and other wildlife. As birds move between the ESA and the River they will be put at risk of colliding with untreated window glass that they mistake for open space or extensions of their habitat. The solution for this is straight forward – all window glass on the building should have their exterior surfaces treated with visual markers spaced two inches apart up to the fourth storey. The City should refer to the City of Toronto 2007 Bird Friendly By-law or look to the Canadian Standards Association Bird Friendly Building Design Standards for 2019. In addition, I would recommend the use of occupancy sensors for outdoor lighting fixtures to minimize the light trespassing to the ESA. Thank you for your consideration of this request.

- Councillor Squire: Thank you very much. Next.
- Heather Lysynski, Committee Clerk: Through you Mr. Chair, Tom McClenaghan is in the Committee Room.
- Councillor Squire: Alright. Mr. McClenaghan. Sir, whenever you are ready, you have five minutes.
- Tom McClenaghan: Okay. A number of the points that I have already been made and I'm not going to repeat them. One of the things that I think is extremely important that this particular structure, this project is bordered on two sides by the Coves Environmentally Significant Area and I guess the question that I would be asking if I were on this Committee, would be in what way does this project enhance the Coves Environmentally Significant Area. The City and citizens have already invested a considerable amount of money into land acquisition and trail building to date. I have a suspicion that there will be much more invested as well so the City is, I think, has acknowledged that (1) the Coves is a very significant asset for the city and most people who live in that area would agree. I want to make one other point and that those of you who know your history know that every history of London begins on March 2, 1793 with the arrival of the Governor at the Coves where a large peninsula has just been cut off from the River. The missing piece of information that often occurs is the fact that he was joined by Joseph Frank and that night at the campfire, it would have been interesting to know what they talked about and some of you are probably aware that the decision was made that the new capital of Upper Canada would be at the Forks of the Thames. That didn't occur but I think that this is an extremely important place of peace and in the history of this city and at this particular point in time, the Coves is very much intact from what it would have been like in 1793 so to some degree, we're sort of erasing or rubbing away at what our history and not very many cities, I don't think, can identify their beginning in the dramatic way that London could. These things need to be preserved particularly the tree line for the meander or the, I think the word is geomorphological feature. That's all I have to say for the moment. Thank you.
- Councillor Squire: Thank you. Next speaker?

- Heather Lysynski, Committee Clerk: Tyson Whitehead also in the Committee Room.
- Councillor Squire: Mr. Whitehead. Whenever you are ready sir, go ahead.
- Tyson Whitehead: See attached presentation.
- Councillor Squire: You have one minute remaining. You just hit five minutes. I will give you ten more seconds sir if you could try to wrap up. Thank you. Thank you very much. Appreciate it. Next speaker.
- Heather Lysynski, Committee Clerk: Through you Mr. Chair, that is everyone that has pre-registered; however I don't know if there is anyone else in the Committee Room.
- Councillor Squire: We'll just check and see if there's anyone in the Committee Room. Nope there isn't. Alright so it appears that wished to speak has spoken. I just need a motion to close the public participation meeting.