

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – 512 McCormick Boulevard (Z-9374)

- Councillor Hopkins: I would like to go to staff for a brief presentation. Thank you. Any technical questions from the Committee? Councillor Lehman.
- Councillor Lehman: Through you Chair to staff are there any constraints on what would be allowed to be grown there?
- Catherine Maton, Senior Planner: Through you Madam Chair, I'm just going to pull up the definition for Urban Agriculture. There is a restriction on cannabis. That there's no cannabis permitted to be grown on site. Essentially the Urban Agriculture definition means the use of lands, buildings or structures for the purpose of growing, sharing and distributing food or beverage and may include the processing of food or beverage by the use of hand tools or small-scale light mechanical equipment. As I said, there is a restriction that does not permit the growing, processing, distribution or retail sales of cannabis but it doesn't appear there's any restriction on the type of food that's grown.
- Councillor Lehman: Thank you.
- Councillor Hopkins: Thank you that. Any other technical questions of staff? If the Committee will allow me, I do have a quick technical question and that's got to do with the height of these containers. I understand that stacking is allowed but vertical stacking is prohibited so my question is what is that and how high are these containers or can be?
- Catherine Maton, Senior Planner: Through you Madam Chair, the containers are 2.9 metres tall. The concern was that they could be stacked multiple containers high and that would result in an unsightly streetscape and would, of course, make the containers much taller than they would as a single unit. The special provision is intended to prohibit that, to ensure that it's just the single unit without multiple stacked high. In theory, the side yard setback is relative to building height and so without that special provision prohibiting the stacking there was a concern that provided they could provide a larger setback, it could open the opportunity for having the stacking. We wanted to ensure that prohibition was there.
- Councillor Hopkins: Thank you for that information. I'd like to now go to the applicant.
- Hello Madam Chair. My name is John Fleming. It's nice to see you again. I am serving as the agent for Derek Panzer and Rich Kane who are the applicants for this particular application. I want to start out by thanking Catherine Maton, Michael Tomazincic and Catalina Barrios, a team that's really helped us out through this application process and my hat goes off to them. As you have heard, the idea here is to take a vacant site, it hasn't been developed. The Old East Village has grown up around it and used it for growing food. We think it's a great opportunity. Up to 1,000 head of lettuce can be grown in one of these containers per week so this is real. It's a kind of urban agriculture use and opportunity that we think Council's been looking for and quite excited by the opportunity to take this site that's sandwiched between a hydro substation and the CPR tracks across from industrial uses and make it work. Finally, I will just say that the intention is to distribute the food within the Old East Village to restaurants, markets, the Old East Village businesses and the institutions as well looking at the potential for places like Fanshawe College and some of the social services that are in that area. We're

here to answer any questions that you do have and we do agree with the recommendation of staff and, again, very appreciative of their help. Thank you.

- Councillor Hopkins: Thank you Mr. Fleming. Welcome in a different, wearing a different hat to Planning and I know you have been quite involved in the urban agriculture areas of London as well. I will go to the public. Is there anyone here from the public that would like to make comments to this recommendation?
- Heather Lysynski, Committee Clerk: Darlene Shaw.
- Councillor Hopkins: Is it Ms. Shaw?
- Jay Shaw: Hello there.
- Councillor Hopkins: Or Jay?
- Jay Shaw: This is Jay speaking.
- Councillor Hopkins: Yes Mr. Shaw. If you could state your name and address if you wish and you have up to five minutes. Please proceed.
- Jay Shaw: Okay. Great. Thank you. My name is Jay Shaw. My address 1172 Princess Ave. We border on the property. We would be directly behind the property of the development. We really think it's a great idea for use of space, an excellent idea as opposed to something else. It's urban agriculture and we are really thrilled about that idea. Our only concern was the noise generated by the temperature control units. We'll have eight of them right next door. It would be like having eight air conditioners going all the time so we're just concerned about the noise level there. Other than that we think it's a great idea.
- Councillor Hopkins: Thank you.
- Jay Shaw: Thank you.
- Councillor Hopkins: Is there anyone else from the public that would like to make their comments to this recommendation?
- Derek Panzer on the line, the applicant. Thanks everyone. I just wanted to join and thank staff for their support and help with this and answer any questions that you may have of me. I'll turn it over to you.
- Councillor Hopkins: Thank you for being here. I'll ask one more time if there's anyone here from the public and with that I will go to Committee members to close.