

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 99 Southdale Road West (Z-9162)

- Councillor Hopkins: With that I understand we have a staff presentation. Thank you, Ms. Riley. I will go to the Committee for technical questions only. Councillor Hillier.
- Councillor Hillier: Thank you. I visited the site recently and my biggest concern is actually building four. If you're on slide six of the staff proposal is building four. Now if you're familiar with the Holy Trinity Church, they have a, a magnificent window - it's gotta be two and a half storeys tall and my, my thoughts are, I'm looking at building four and visualizing this very large building looking down to this window during services and I'm wondering if there's some way we can redistribute the floors and have buildings two and three be the tallest buildings with a smaller building sloping off. Has that been looked at by staff?
- Councillor Hopkins: Ms. Riley?
- Mike Corby, Manager, Planning Implementation: Through you Madam Chair, it's Mike Corby here. Through discussions with the Hellenic Center, we have had discussions about redistributing the height. The zoning recommended by staff does not lock in the height of these buildings so it could be re-distributed in the future putting more storeys along Southdale or to the east along the woodlot. There is opportunity with the recommended zoning to do that. If you would like to get more specific, we could reduce the height permissions in proximity to the Hellenic Center.
- Councillor Hillier: Thank you.
- Councillor Hopkins: I'd like to go to the Mayor.
- Mayor Holder: Thanks very much. I know we're going to hear some comments from the public, I'm sure, with regard to that but I was I was heartened to hear staff just indicate that there was an opportunity to, to consider the distribution to potentially be east or the north side of the of the lot. In other words that the density is one issue that that can, that may well be able to be accommodated through, through additional I'll say work with the developer and, and our community but I'm just got a question as it relates to the traffic patterns as a result of this. Not sure if you can and I am just wondering what impacts staff feel that this, that the additional residences in this area will have on, on traffic volumes. Sometimes I find having gotten into the Church parking lot can be a bit of a challenge. Just wondering how that might be accommodated.
- Alanna Riley, Senior Planner: Through you Madam Chair a Traffic Impact Assessment was done through this process. Transportation has reviewed this and has no concerns moving forward and they also said that any outstanding issues would be dealt with through the site plan approval process. Just to let you know they did look at the increase and they have no concerns whatsoever.
- Mayor Holder: Chair, through you, what would, what would the process need to be then to be able to do a rebalancing then of the, of the building such that we would, we would consider the community's concerns and also respect the developer's plan to be able to shift the emphasis away from the church and over to, I'll say the woodlot area that is there. What's that process have to look like? If I can ask that, through you Chair, to staff.

- Mike Corby, Manager, Planning Implementation: Through you, Madam Chair, Mike Corby here. In terms of directing staff to consider that the easiest option would likely be to direct the Site Plan Approval Authority to consider redistributing the heights around the site to reduce potential impacts on the Hellenic Center.
- Mayor Holder: It may well be then, Chair, that that is an outcome although I'd like to get feedback from developer and the community with respect to this project right now. Partly I'd like to hear as well, should the developer's representative who will be speaking what their willingness would be attitudinally to consider such a site plan reconsideration and also to get some feedback from the community how they would feel about that. If the emphasis was put on the, I'll say the woodlot side versus the church side, the greater emphasis. That's, I think that's where Councillor Hillier was going and then I would be interested in supporting but I'd like to again get that feedback from, from all parties. Thanks.
- Councillor Hopkins: Thank you Mr. Mayor. We are just on technical questions at the moment with staff. Maybe as we go through the process we'll eventually get there. I'd like to go to the applicant now if the applicant is here.
- Heather Lysynski, Committee Clerk: Casey Kulchycki.
- Councillor Hopkins: Mr. Kulchycki. Can you hear us? Welcome. Yes, I think we can hear you.
- Casey Kulchycki, Zelinka Priamo Limited: Thank you.
- Councillor Hopkins: Welcome to Planning Committee. You have up to five minutes.
- Casey Kulchycki, Zelinka Priamo Limited: Thank you, Madam Chair, members of Planning Committee. My name is Casey Kulchycki. I'm a Senior Planner with Zelinka Priamo Limited and I am representing the developer on the project at 99 Southdale Road West. We have reviewed the staff report and we are in agreement with its recommendation to approve the Zoning By-law as presented tonight. Just to kind of give a brief overview we've been working with staff on this project for quite some time. It was initiated in 2013. At the first consultation meeting with staff and we've been working with staff over those years to address and resolve matters related to tree retention, sight layout, parkland dedication, traffic studies and various other planning matters ahead of formally submitting the application. After considerable back and forth with staff and studies we submitted our application in the Fall of 2019 and the formal Notice of Application went out February 27, 2020 with the public notice sign being posted shortly thereafter. This application has been on the public record and, for approximately two years and we're well beyond the statutory timelines put forth by the *Planning Act* for this so we're very excited to be here tonight with the recommendation for approval to take this project to the next stage being the site plan approval process. We are aware that the adjacent landowner, the Holy Trinity Greek Orthodox community has filed some correspondence requesting a deferral of this application to March, 2022 in order for them to have a new Council installed and bring them up to speed on the proposal. Given the amount of time this application has been in the public record and on public notice, the extensive efforts of the applicant and city to address other comments received during the review process we do not support the request for further delays to this application. In their letter the Holy Trinity community suggests that views to their church building are to be protected. That's not correct, there is no policy in the Southwest Area Secondary Plan that states that and the East Bostwick Area Plan only suggests that visual amenity of the church could be maintained through site design but it's not explicitly protected or preserved. Furthermore, the Holy Trinity community decided to construct their beautiful church at the rear of their lands behind their existing

community center in a location where it would already be screened by existing vegetation and buildings. When they had the opportunity to construct it closer to Southdale Road West where it would be a more prominent landmark along the streetscape. The Holy Trinity community then constructed a large front addition to their community center giving it prominence and further impeding views from the church from the Southdale Road/Notre Dame entry to their site. It is unfair and unreasonable asking to have the onus for the preservation of views placed on the adjacent landowners when they themselves have detrimentally impacted the views of their own church. At this point we're in agreement with staff's recommendation for the approval of the Zoning by-law as presented. While we are open to having additional discussions regarding height distribution to the site plan approval process we would just like to have this application be moved forward to that stage. Thank you.

- Councillor Hopkins: Thank you. I'd like to now go to the public. If there's anyone here that would like to speak to this recommendation, I'll ask them to come forward or speak on the phone.

- Steve Vergiris: Madam Chair, members of Planning Committee,

- Councillor Hopkins: Just one moment please. Yes, Steve if you could go ahead, sorry. You have up to five minutes. If you could just state your name and address if you wish.

- Steve Vergiris: Sure. My name is Steve Vergiris. I'm a board member of the Holy Trinity Greek Orthodox Community Council of London and Vicinity and beside me is Mr. William Pol who we've hired as a, as a, our consultant. We appreciate that this opportunity to present our views and, and the concerns regarding this development, developments impact on the Holy Trinity community. Please refer to our presentation that we've sent to the members of the Planning Committee and to the developer. First, we want to apologize for bringing our concerns forward at this late stage of the process. The Notice of Planning application of February 7, 2020 was not brought to the attention of our Board of Directors. We became aware of the significance of the development upon receipt of the revised Notice of Application requesting comments by October 28, 2021. Since that time our Board has been heavily engaged in understanding the proposal and communicating with the city's and the developers Planners and with our Ward Councillor. To make this decision that has such a significant impact to our Holy Trinity community we require our memberships consent. We have nominations and elections this month and the new Council takes office in January, 2022. We need January to evaluate the development proposal and work with the developer to articulate our concerns and to find a resolution that we can take to our membership. Our community was founded and in London in 1936, 85 years ago. The community purchased the land at 131 and 133 Southdale Road West in 1975. The site consists of the community church which was completed in 2003, the Hellenic Community Center and a soccer pitch and field house to the rear. The community serves almost ten thousand Canadians of Greek descent in London and the surrounding area offering programs in religious, cultural, educational and recreational activities. Prior to Covid-19, the community center hosted one hundred seventy-seven events with fifty-one thousand eight hundred forty people participating in one year. More than ninety percent of the participants were from the London community at large. There are over three hundred soccer matches played annually, hosting over thirty-three thousand attendees and players. The Holy Trinity community serves an important role in the religious, cultural and sporting life of London. The church is a community landmark with a distinctive Byzantine architecture and a twenty-meter-high dome. It was intentionally located at the rear of the site to offer quite a quiet space and permit interior light access from all four directions creating a beautiful and unique focal point for the East Bostwick area. Our goal is to retain and enhance the significant landmark building as development occurs around the site. Our community has had a long successful relationship with the City of London and surrounding residential

developers to protect and enhance the views into our site and the views light into the church. Through the East Bostwick Area Plan and the Southwest Secondary Plan these urban design views are protected. Our request is to continue the discussion and that has occurred over the past few weeks to improve the urban design, reduce the building heights and reposition development as it affects our lands. In reviewing the planning staff report dated November 22, 2021, we note that there is insufficient consideration to protect the significant architectural and design features of the Holy Trinity Church in sight. Similarly, reviewing the planning and design report and the revised site plan the proposal does not address the significant church architecture and community significance of the Hellenic Center. The proposed Zoning By-law Amendment reducing setbacks and increasing building height permits buildings that will have an, an invasive and negative impact on our communities lands and buildings and reduce the visual significance of the church. Finally there are a number of site plan matters that require consideration by the, the Holy Trinity community. The applicant and the city, and the city, prior to adopting the zoning regulations. It is premature at this time for the community to support the application as presented. Deferral at this time is appropriate recognizing the importance of the Holy Trinity community to London the forthcoming executive elections in the General Assembly means in the architectural significance of our church. Thank you for allowing me to address our concerns. Our community members are entrepreneurs. We have a full understanding of the economic benefits and economic growth given to our city by developers. We are here to work together and achieve a mutually agreed term for the benefits of all part parties involved. Thank you.

- Councillor Hopkins: Thank you Mr. Vergiris. Is there anyone else from the public that would like to make a comment?
- Catharine Saunders, City Clerk: Madam Chair, we have Pamela Cochrane-McInnes in Committee Room #1 who wishes to speak to this.
- Councillor Hopkins: Thank you. Please come forward stating your name and address if you wish and you have up to five minutes.
- Pamela Cochrane-McInnes: See attached presentation and displays shown at the meeting.
- Councillor Hopkins: Thank you. I'd like to go to the public and ask one more time if there's anyone who would like to speak to this recommendation? I see none and with that I would like to go to the Committee to close the public participation meeting.