

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 150 King Edward Avenue (Z-9398)

- Nick Dyjach, Strik Baldinelli Moniz: Good afternoon, Madam Chair. My name is Nick Dyjach, I'm a Planner with Strik Baldinelli Moniz. I'm acting on behalf of the applicant and landowner Wentworth Franks who is also online today. We've had the opportunity to review the staff report that was prepared by Graham Bailey which has been great to work with. We are certainly in favor of its findings and recommendations. I think those that know the area can agree that this particular site is in great need and is a great candidate for redevelopment. The existing strip mall is outdated and no longer functions the way that it was intended to for the neighbourhood and has been vacant for several years. We believe that the proposed development we're bringing forward is compatible with the surrounding uses. It is a good example of intensification within a mature neighbourhood as well. As Michael Tomazincic explained there's two parts to the application, the first is a mixed-use building which would be brought toward the street which brings a smaller commercial footprint which is more conducive to the neighbourhood scale commercial that it is intended for which is different from the neighbourhood comment that mentions that the former commercial site is not really working but we believe this new footprint would actually improve the commercial viability and would attract new tenants. The second part includes the apartment housing and the fourplex units which are located toward the rear of the mixed-use building. Those residential uses provide a range of household types which would be supportable to housing choice, [inaudible], and area has a variety of floor plans that would be more conducive to the market. We hope that Committee would also be in agreement with the recommendations of the report and supportive of the zoning application. With this approval the applicant would be anxious to move forward with site plan approval and it's ultimate site development. Thank you for your time and consideration and I'd be happy to answer any questions.
- Michael Nam, 397 Thompson Road: My name is Michael Nam and I am the owner of 397 Thompson Road, London, along with my mother here. We've been here for about five years and within that time we very well know 150 King Edward Ave and we've seen throughout that time tenants moving in and out and we do feel that it's the building and the land is underperforming, and it is very nice to see that there's going to be a redevelopment and to promote more activity and increase traffic flow on to Thompson Road / King Edward area. It's very positive and we are very happy to see this and we are hoping that the planning application gets approved and it will be better for the future and that's all I say that we'd like to see. This is very good. Thank you very much.