

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – 1140 Sunningdale Road East (Z-9405)

- Mike Davis, Siv-ik Planning and Design: Good afternoon, Chair Hopkins, Members of Committee, appreciate the opportunity to speak today. My name is Mike Davis, I'm a partner with Siv-ik and actually we are a brand-new urban planning and design studio based here in London. Really excited to be here with you this afternoon and look forward to these opportunities to work with you in this capacity over this term of Council and well beyond. I'm here today representing our client Royal Premier Developments who are the owner and developer of the project at 1140 Sunningdale Road East. Also, while I am here, I want to acknowledge the team at Zedd Architecture who has been a key member of our project team and have brought to life the building design that we are bringing forward today. This is a significant milestone for what we intend will be a really interesting new infill project in Northeast London. We're fully in agreement with the recommendation report from the Planning staff and specifically I would like to thank Melissa Campbell and also Mike Corby for their guidance in working with us to get to this point and of course the rest of the team at the city played a role in that. This is a project that we've been working on for the better portion of ten months with Royal Premier Developments. Just to give you a little bit of insight in terms of our approach and mindset in tackling this project, it really centered first around how do we make the best use of the remaining portion of this site in a way that is going to contribute positively and add to the housing stock in north Stoney Creek. In doing so, how do we be sensitive to the context of the site and come up with a design that fits well with what exists and what's planned in the area and then thirdly, in recognition of this change we're bringing forward, this evolution in the neighbourhood, how do we involve and inform the community in that process? What we've come up with is a four-storey mixed-use apartment concept building that includes forty-two new residential units; two of those units are going to be leased at eighty percent of average market rent over the course of the next fifty years. There is a small commercial unit of roughly twenty-six hundred square feet that's going to be developed on the ground floor of the building, which, in the near-term will be the new home of Springhill Flowers, a business that has operated on this site for many years and has a lot of history in this part of Northeast London. Just a few key decision points we made along the way. One, there was a conscious decision point to limit the height of the building to four storeys whereas The London Plan policies would contemplate six; the placement of the building, so we've oriented the building such that the setback from existing single-detached dwellings to the west and future single-detached dwellings to the north, it's the greatest possible setback and then parking, over eighty percent of the parking is going to be provided underground and a proportion of those stalls will be outfitted with electrical vehicle charging stations as Ms. Campbell mentioned the fact sheet that we prepared and added to the agenda summarizes some of the key points of the community engagement program we carried out. We started that conversation with the community back in May, actually well before we submitted the Zoning By-law Amendment application. The first thing we did was establish a project website and that was the home base for the sharing of information with the community. We did a post card drop to two hundred thirty homes in the surrounding area on two occasions, hosted two virtual community information sessions. Through the course of that program, we know that we had four hundred fifty-seven unique viewers visit the project website so this truly has been seen by a large proportion of those in the area. We accomplished a substantial reach with that program. Those are just some of the key points I think of the project and of the process that we wanted to bring to your attention. I know Royal Premier Developments is extremely excited about this milestone today and then also moving forward with this project and making it a reality. I appreciate your time and certainly I'm available to answer any questions that you might have.