

## PUBLIC PARTICIPATION MEETING COMMENTS

### 18. Property located at 1444 Adelaide Street North (OZ-8297)

- Melissa Campbell, Zelinka Priamo Ltd., on behalf of Dr. Gordon Payne – indicating that they generally support of the recommendations and the conclusion at the end of the staff report as they recognized that the requested change in the land use change and zoning to permit the purpose built office building is appropriate and recommended; expressing concern with part c), i) to v), of the staff recommendation relating to the items that the site plan approval authority be requested to implement through the site plan process; revisions to the conceptual site plan and elevations have demonstrated that a number of these items can be achieved in a manner that is consistent with part c), such as the location of the building fronting onto Adelaide Street North, the Adelaide Street North façade being the primary façade, the retention of the existing trees, the screening of parking from the surrounding streets and walkway connections to the public sidewalks; requesting that the Planning and Environment Committee consider removing part c) i) to iv) as they believe that there is a general agreement between staff and the applicant that these issues can be dealt with during the site plan process; noting that this makes these redundant; indicating that they are overly prescriptive; advising that they are in agreement with part c) vi); reiterating that everything prior to part vi) is overly prescriptive and unnecessary; indicating, that c) v), the tall urban character is not consistent with the existing character in the neighbourhood; requesting that the Planning and Environment Committee consider removing this item; advising that they are unsure what is meant by a tall urban character; indicating that, based on the staff for the office of the doctor and three to four hygienists, an administrative staff of two and patient needs, parking would be required for a maximum of 20 parking spaces; however, based on the size of the propose building, the parking rates for medical/dental set out in the Zoning by-law, a minimum of 27 parking spaces is required for this site; noting that it is not the intent of the applicant to depart from the City standards regarding parking requirements necessitating additional relief, either through a site specific provision or minor variance at this time; and, indicating that this is why they have provided for the 27 parking spaces that are required under the Zoning by-law.
- Dr. Gordon Payne, applicant – advising that he is a pediatric dentist in a private practice in North London; indicating that a pediatric dentist is a specialist who treats exclusively children; advising that a large portion of his practice consists of children who have not been able to receive treatment at their family dentist because they are either too young, too fearful or have a medical condition; advising that he and his staff treat a large population of special needs children who are too disabled or too medically compromised to be treated elsewhere; indicating that his current office location has accessibility limitations for some of his patients with mobility problems; indicating that the new proposed location at 1444 Adelaide Street North will help overcome these challenges; indicating that he recently became aware that several residents in the area are concerned that the office entrance would be off of Glenora Drive rather than Adelaide Street; indicating that he has been advised by staff that an entrance off of Adelaide Street is not possible as it is too close to Glenora Drive; advising that southbound cars turning left into the entrance would block cars turning left onto Glenora Drive; advising that the property is not physically wide enough to accommodate a laneway off of Adelaide Street to a rear parking lot without cutting down the large stand of huge spruce trees on the corner; indicating that he has advised his planners that the trees must stay; assuring the local residents that the traffic flow to and from his office will be minimal; indicating that he has a staff of six people who will arrive well before the week day traffic congestion in the area will begin; noting that he has been advised that this begins around 8:00 AM; advising that he and his staff will be leaving after 5:00 PM; indicating that, during the day, on average, he expects from two to four cars per hour entering the driveway; understanding the concerns of the area residents and he is sensitive to them; indicating that, with respect to the traffic issue, the impact will be far less than has been anticipated; indicating that he wishes to be a good neighbor and he looks forward to working with the local residents to that end; indicating that he does not own the property at this time; outlining that his purchase is conditional upon receiving the rezoning; advising that he has a time limit on his current location and he will proceed with this location if he is able to acquire the property; advising that he is aware that there are a number of dentists in the area;

however, he is a specialist, the only one in North London and he will not be competing with his neighbours; and, noting that he has people coming from a couple hundred miles away to come see him.

- Teresa Puchala, 1445 Adelaide Street – enquiring as to whether or not the dentist owns property; enquiring as to what will happen if the property is rezoned and the dentist decides he does not want to relocate to this location; and, indicating that there are three dentists within a block of this area.
- Anne Chamberlaine, 24 Glenview Crescent – indicating that she has met with Dr. Payne; indicating that he is aware of the issues and would like to fit in with the neighbourhood; advising that she has heard, at the meeting tonight, that Dr. Payne requires a maximum of six parking spaces on this property, why are there 27 in the plan; advising that she is unsure if this is a City law requiring the 27 parking spaces according to the square footage; indicating that if Dr. Payne is only having six cars coming or going, Adelaide Street can handle that very well; advising that the area residents are also concerned with the visual impact on a residential neighbourhood; indicating that there is no necessity to bring the commercial side of Adelaide Street, which they accept is there and is not a problem, into a residential neighbourhood; advising that they have lived in the neighbourhood for 30+ years; advising that this is a major concern for the neighbours; indicating that the building should be moved closer to Glenora Drive with frontage on Adelaide Street; indicating that the loss of the trees is a concern; noting that she is a gardener; indicating that she has looked at the trees and they are not necessarily keepers; indicating that it would be quite easy to have the trees that are necessary to be removed, removed; requesting that the entrance, which is eight metres wide, put on Adelaide Street, not on Glenora Drive; understanding that the entrance has to be eight metres wide to accommodate emergency vehicles; reiterating that moving the entrance to Adelaide Street makes more sense to the neighbours; noting that Dr. Payne indicated that he would take the suggestion to his designer for consideration; and advising that they do not have a problem with this building, only the location of the entrance.
- Alex Kitanovski, 1442 Sprucedale Avenue – indicating that this property is perfect for the building because there are 20,000 to 30,000 houses to be built; noting that 10,000 have already been built and they do not have enough offices, especially from Huron Street to the North; reiterating that the location is suitable for this building; advising that everyone needs a dentist and they have to come Downtown, using time and gas; indicating that there have been complaints that houses do not look good and now the building will improve the look; and, advising that he does not see any reason why someone should complain about this proposal.