

PUBLIC PARTICIPATION MEETING COMMENTS

14. Property located at 1836 Richmond Street (Z-8229)

- Jay McGuffin, Monteith Brown Planning Consultants - expressing support for the staff recommendation; indicating that he has Helen Connell, Associate Vice President, Communications and Community Relations, P. White, Director, Corporate Relations and S. Jarrett, In House Legal Counsel, Western University, available to answer any questions; advising that this application was precipitated through some other land development applications in the area, not involving The University of Western Ontario, with respect to development along Debbie Lane; noting that the public may or may not have some recollection of a land exchange that occurred between a land developer in the community and the City of London with respect to that environmentally sensitive area; advising that that is what brought the University of Western Ontario into the fold because 3/4 of the University's property in this location is within that Gibbons Wetland environmentally sensitive area; indicating that the University recognized its role in what was occurring; advising that the City had expressed a desire to designate and recognize the Gibbons Land environmentally sensitive area; advising that the University retained their own Ecologist to assist with the process that the City of London was undertaking; indicating that what culminated is Official Plan Amendment 492; noting that this was one to two years ago now; advising that, as a result of Official Plan Amendment 492 and working collaboratively between the University and the City of London, it was identified that the zoning would then be applied for to recognize that the environmentally sensitive area, as well as that portion of the remaining portions of UWO property that was already designated, historically, for approximately 16 years for residential development; advising that this application is not bringing the notion of new development in the area; indicating that these lands have been recognized and designated for residential development ever since the beginning of the last Official Plan; and, advising that the amount of developable land has been significantly decreased through OP 492.
- Blair Pierce, Secretary, Board of Directors, MCC167 – indicating that they are the neighbours at the physically lowest end of all of this; advising that their organization supports what seems to be a very thoughtful and well planned modification of the zoning of this area; expressing one major concern, in that they are downstream from all of this and they have great concern with respect to the stormwater management; advising that they really support the concept that the public be involved in the ongoing development and the site plan to ensure that they are not the recipient of the run-off from any proposed development; and, enquiring about the maps that the City provides on the website, for this area, the Upper Thames River Conservation Authority has a big hatch mark area over most of this project and he does not see any of that being referred to and how it will be affected in the amended by-law and what authority the Upper Thames River Conservation Authority has over this area and what that means.
- Paul Digby, 16-1890 Richmond Street – indicating that their condos are at the north end of this proposal; advising that they look out their windows and they see Gibbons Lodge; noting that Gibbons Lodge has been there since 1930; advising that it has been well entrusted in the past by members of past Presidents who have used that as a sanctuary and respected the property and the animals that live there; indicating that he looks out his backyard and he sees dozens of different animals, mostly deer that have been chased away from the other side of Richmond Street due to the buildup on Sunningdale Road; noting that there are foxes and turkeys and that it is a lovely place to live and these animals need a place to live; indicating that it hurts them to see so many deer getting killed crossing that road; noting that this probably comes from urbanization; advising that their major concern is the changing of Gibbons Lodge; noting that it is almost like giving a blank cheque, it may include this, it may include that; indicating that the residents around there always assumed that it would be the Presidents Home, with some guests of the University; according to the records that he has, there are approximately 80 to 100 functions there a year; expressing concern that by rezoning that area, it will allow a lot of different things and they are not sure what that will include; reiterating that it seems to him that you are going to give permission to the University for a blank cheque and other developers a blank cheque that they have to build this; noting that there are restrictions upon that; advising that they would feel a lot more comfortable if nothing is done until the University shows them exactly what they would like to do; expressing concern that Gibbons Lodge will become something very large or changed, the density will

increase and it will affect the wildlife, the nature and that the whole sensitivity in that area; enquiring why, if they are not planning on doing anything with that area, why would they want to rezone it; and, comparing it to going out hunting, why would you put ammunition in your rifle unless you plan to use it.