

PUBLIC PARTICIPATION MEETING COMMENTS

4. Properties located at 218 Burnside Drive and 220-222 Burnside Drive (Z-8299)
 - Ben Billings, on behalf of the applicant – expressing agreement with most of the staff presentation; advising that the only point of disagreement is that there really is not a compatibility issue here; indicating that the primary applicant is Mr. John Sheardon, who is here to talk about the application; noting that Mr. Gagie is not in attendance; further noting that Mr. Gagie is the secondary applicant who was added later on to the application; advising that the existing triplex has existed for 9 years without a single complaint from the neighbours, from the city, from city works or anything of that nature; indicating that, in terms of compatibility, in a perfect world, they would have these three parking spaces in the rear yard of these buildings; advising that he takes issue to the fact that there are obstacles to that, primarily, in Mr. Sheardon's case, he has a virtually new garage that was built, through permits, a few years ago; indicating that, in Mr. Gagie's case, he has a well-manicured and well invested rear yard for the tenants of his building so there is somewhat of a hardship in providing these three parking spaces in the rear yard; reiterating that he disagrees that there is a compatibility issue; advising that these units and parking have existed for some time; advising that Mr. Sheardon came forward last summer to try to get a license for his multi-unit dwelling at 220-222 Burnside Drive and was refused based on the zoning and the use of the property; advising that, Mr. Sheardon then came forward with an application and retained his services; reiterating that he takes issue with that aspect of the staff presentation; advising that there are no material changes here, no building additions, no renovations, no alterations to the parking areas; showing a photograph of what they are looking at in terms of what this issue boils down to; indicating that this is the configuration that currently serves Mr. Sheardon's property at 220-222 Burnside Drive; reiterating that it has been like that for many years and has functioned like this for many years; advising that all of these spaces are on private property, none of these spaces are in the road allowance and they function and have functioned fine for quite some time; advising that they held a public meeting in February, 2014, inviting all of the neighbours; indicating that four neighbours came out; advising that nobody was in opposition to the application; noting that they did have people speak in support of the application, indicating that Mr. Sheardon and Mr. Gagie have both been very responsible landlords; noting that the properties are immaculate and they look after their properties and they wish not to change that situation; indicating that, in viewing the staff report, there has been no opposition from internal agencies or departments, including transportation, who looks at parking and street impacts; believing that there was one person in opposition further down on Holgate Road, however, that person has not shown up to any meetings that he is aware of and he has not been able to address that individual's concerns; reiterating that, through all of this, there has only been one voice of any concern to the application; indicating that the staff report is silent on the aspect of providing affordable housing to our community, particularly now, with economic times, affordable housing is very important to our community; noting that the average two bedroom apartment in London now, according to Canada Mortgage and Housing's most recent report, is approximately \$925.00, exclusive of utilities; advising that Mr. Sheardon's units are well below that and he takes pride in offering affordable housing to the community; indicating that, as staff pointed out, there are several other multi-unit dwellings near this property; noting that all of the properties have been permitted, which is the ideal; believing that Mr. Sheardon has found himself in a position of being essentially unaware of the status of his building and he has come forward with this application to try to rectify the zoning; reiterating that Mr. Gagie's property, immediately to the west was added to the application in response to the staff concern that this may be spot zoning; noting that they added two properties to make it a more palatable application; indicating that staff mentioned that the Municipal Council, in the immediate future, is looking at providing the opportunity for all property owners in this area to add units to their dwellings, which is another consideration in terms of intensification; indicating that staff prepared an excellent report;

reiterating that they do not agree on the compatibility aspect of this application; and, advising that this application complies with the policies of the Official Plan and that is attested to by the fact that there has been no opposition to this application. (See attached photographs.)

- Mr. Sheardon, applicant – advising that he purchased the unit 7½ years ago and it was three units at the time; advising that he tried to be a responsible landlord prior to moving into the property; indicating that he has spent \$75,000 renovating the building because his philosophy is that he would not have a tenant move into a property that he would not live in himself so he has gone to great expense over the last 7½ years upgrading the property; pointing out that there is a stamped concrete driveway to the maximum of 22 feet, which was pointed out to him by the City; noting that it is the maximum width that he could put in at the time; reiterating that he made it 22 feet, which added six extra feet to the driveway; indicating that it has existed for nine years and there has never been a parking issue; advising that he has never had an issue with any of his neighbours on either side or across the street; noting that some of his neighbours from across the street are here in support of his application; advising that he got a permit for the garage; noting that no one at City Hall informed him that side and rear parking was the by-law for the City; reiterating that they gave him permit for the location of the garage and that is why it was located there because he wanted to maintain the backyard for the tenants; indicating that the Committee has seen some pictures of the backyard; advising that he put in a large stamped concrete patio, provided lawn chairs, provided a water feature; believing that they should be able to enjoy living in a property with dignity and have the amenities that you would have in your own home; reiterating that he has run this property for 7½ years and takes great pride in it; noting that his neighbours will attest to that fact; indicating that he makes every effort possible to beautify the property; indicating that he has put new siding on the property and he is trying to maintain it to the standard of the neighbourhood; advising that there has been discussion on side and rear parking; indicating that he walked down the street today and all of the duplexes on the street do not have rear or side parking, they are all parked in front of the house; indicating that they do not have the 22 feet of parking that he has provided; indicating that he does not see it as an issue, he would rather have a backyard for people than for cars; believing that the City is wrong in saying in that the parking should be in the rear, where people who live there should have the opportunity to go and enjoy a picnic in the backyard, a barbeque in the backyard or just to sit and have a beer without sitting in the front yard.
- Mr. and Mrs. Granger, 217 Burnside Drive – indicating that they live across the street from Mr. Sheardon's property; advising that Mr. Sheardon's property has been very well kept and they have never had a problem with any of the vehicles in there, with them backing out and the neighbours backing out; and, reiterating that there has never been a problem and it is a well-kept property.
- L. Di Domenico, 215 Burnside Drive – wishing that Mr. Sheardon had moved there 30 years ago because he keeps his property so well; and, advising that they would never have an issue.