

## PUBLIC PARTICIPATION MEETING COMMENTS

### 27. Property located at 164 Sherwood Forest Square (Z-8327)

- Mike Burnett, President, Middlesex Condominium Corporation #7 – indicating that they are on the west side of the proposed development; expressing support for the access to be located on the east side of the proposed development; expressing appreciation to the Planning and Environment Committee, the Ward Councillor, Planning staff and the developer, for the process that they have been able to go through since this was first proposed a few months back; advising that, when the proposal first came out, the owners of Middlesex Condominium Corporation #7 had quite a number of concerns about this entire proposal; indicating that through the entire process, which they have been able to be a part of, a lot of those concerns have been addressed; noting that they still have some concerns outstanding and he would like to bring those concerns to the Committee's attention; expressing concern with the height of the buildings; recognizing that the developer needs to have a certain amount of density in order to make the development viable; however, the surrounding buildings are only two stories and the result is that these four storey buildings will tower over the existing buildings in the area; expressing concern with the amount of parking; advising that they do not believe that there is enough parking for the proposed development; indicating that they have this concern because the area is fairly close to the University of Western Ontario and many of those units are going to become student rentals; noting that he does not know whether that is allowed or not, but it is a fact of life in their area of the City; further noting that many of the units within their Condominium Corporation are student rentals; observing that, when you start talking about student rentals, thinking about three bedroom apartments, you are talking about three cars, minimum, for those three bedrooms; and, reiterating that they are concerned about the parking that will spill out on the Sherwood Forest side, but he suspects they will have a lot of trouble with parking on their side of this development as well.
- Brian Johnson, President, Middlesex Condominium Corporation #435 – see attached submission. (*Secretary's Note: A petition signed by approximately 35 individuals is on file in the City Clerk's Office.*)
- Bill Clifford, 18-122 Sherwood Forest Square – expressing concern with the height of the proposed buildings and the density for their neighbourhood; indicating that their building has 20 units in two-thirds of a hectare, which works out to 30 units per hectare; advising that, if the same density was applied to the subject property, they would be looking at 57 units per hectare; noting that what they want is 147 units per hectare, which does not fit the neighbourhood, with neither their Corporation on the east side, nor the ones on the west side and the ones to the north; reiterating that it just does not fit; indicating that the entrance is a real issue; advising that, if you were to go there, especially in the winter time, when there is snow on the road, it is one lane; expressing concern for fire trucks and ambulances that may have to get into the project; reiterating that there is not enough room; believing that there should be some development, and will be some development; noting that the school board needs the money and the City needs the taxes; requesting that it be reasonable development, not just get as much as you can, get your money and run and leave them to live with it; and, indicating that it is not reasonable.
- Mary Cook, 4 Fairfax Court – indicating that, as the development is currently proposed, they are not really affected if the parking goes off Sherwood Forest Square, but if it goes to Fairfax, it is a whole new set up; agreeing with the previous speakers that it is too congested; indicating that the Condominium Corporation on Sherwood Forest Drive is 20 units on two thirds of an acre, the Condominium Corporation she is in has 70 units and Condominium Corporation #7 has 44 units; advising that they have a large area; reiterating that this is too congested; and, asking that people be realistic, this is 2014 and one parking spot for three bedrooms is not appropriate.
- Michelle Doornbosch, Zelinka Priamo Ltd., on behalf of the applicant – indicating that they have worked with the residents and with staff through this approval process; advising that this is the second iteration of the design that you see before you tonight given the concern that was raised with the first design; indicating that, based on the comments that the public has provided, in addition to the plan that is before the Committee, she would just like to cover off a few items; advising that the Provincial Policy Statement and the City of London Official Plan, as well as the Near Campus Neighbourhood Strategy, all of those policies direct residential intensification, and specifically, direct intensified residential development to medium density sites; advising that this is a prime location for this type of development; noting that we have applications

before staff all the time looking for intensification on low density residential sites and we run into issues where we have been told that medium density sites are more appropriate and try to find a location where lands are already designated; further noting that this site is designated medium density and is appropriate; understanding that there are lower density condominium units; however, as you are aware, there is a range of medium density uses permitted in this designation and the low rise apartments are permitted; advising that we are moving forward with implementing the current designation that has been applicable to this site for many years; pointing out, in addition to that, with respect to the buildings along the property line, given the concerns of the residents at 122 Sherwood Forest Square, we have identified that their existing condominium buildings are one storey in height; advising that, as you can see, along that east property line, we have located the parking spaces between the property line and the proposed building, and in doing so, this will reduce the height of the building and the massing of the building as we shift it away from the property line; indicating that, as you can see, on the west property line, the building is a bit closer to the west property line; noting that the existing condominium units, to the west, are two storeys in height so we have taken that into consideration; reiterating that this has resulted in the plan that you see before you; indicating that, with respect to the parking spaces that are proposed, the number that has been provided meets the minimum standards under the zoning regulations for apartment buildings and, as staff have outlined to the residents, in the meetings that we have had, she does not believe that there are any issues with any other apartment buildings throughout the City and the parking rate that is currently applicable to this type of development is sufficient; advising that she does not foresee there being any issues with the number of parking spaces that have been provided; outlining that, with respect to the access, there has been a lot of controversy as to which street we would provide the access off of; advising that the applicant has been clear and we have made that clear to staff, that it is our preference and based on a number of traffic reports that we have provided to staff throughout this process that has justified the entrance onto Sherwood Forest Square from our transportation engineer's perspective; reiterating that it is the ideal location, it is the safest location and we continue to reiterate that with staff; indicating that, as part of our most recent discussions with staff, we are working towards a solution into a redesign of Sherwood Forest Square; asking the Committee to approve the staff recommendation; and, outlining that she has no issues with what is before the Committee and she will continue to work through the transportation issues along Sherwood Forest Square with staff through the site plan approval process and this is addressed through the holding provision that staff are proposing through the site.