

PUBLIC PARTICIPATION MEETING COMMENTS

14. Blackfriars/Petersville Official Plan/Zoning Study (OZ-8373)

- John Clement, Chair, Executive of the Blackfriars Community Association, 2 Carruthers Avenue – expressing support for the designation; believing that this helps them to retain their heritage concerns and their desire to maintain the character in terms of height, scale and the rest in the neighbourhood; indicating that it seems to be a friendly by-law from their perspective and they support that; observing that designation is not including the properties located west of Wharncliffe Road South; noting that the Heritage Designation includes properties from Oxford Street to the Thames River and from Wharncliffe Road South to the Thames River, going east from Wharncliffe Road South; enquiring as to whether or not the heritage designation area includes the properties outlined on the map provided by the Civic Administration at the Planning and Environment Committee meeting; (*Secretary's Note: The Civic Administration responds to Mr. Clements' inquiry by advising that the heritage designation area is contained within the boundary area, to the east of Wharncliffe Road South*); observing that it does not extend, he does not believe, north of Oxford Street; (*Secretary's Note: The Civic Administration responds to Mr. Clements' inquiry by advising that the boundary does not extend north of Oxford Street*); noting that that is just a small matter, there is no particular significance to that; and, enquiring that, if someone has a single dwelling, a single house that they wish to redevelop as a single-family dwelling, consistent with flood plain concerns, is that going to be an issue that needs special approval; *Secretary's Note: The Civic Administration responds to Mr. Clements' inquiry by advising that it would not need any special approval as a result of this; however, it would still require the concurrence of the Upper Thames River Conservation Authority who review all of the applications within this area, so that would not change; a single family dwelling would be permitted as of right under zoning*).
- John Edwards, 136 Walnut Street – hearing a lot about semi-detached and duplex dwellings; indicating that he owns a supposedly legal non-conforming fourplex in this area; and, enquiring as to where this comes in or stacks up; (*Secretary's Note: The Civic Administration responds to Mr. Edwards' concerns by indicating that any legally established use or use that has already been recognized, would continue to be recognized even with the zone change*).