

PUBLIC PARTICIPATION MEETING COMMENTS

11. Property located at 165 Elmwood Avenue East (SP15-011783) (OZ-8464)

- Steve Leonard, 192 Duchess Street – expressing concern with the routing of the traffic being as the plan shows that it is a one-way street going through the site, you are forcing traffic to go through Marley Place and Duchess Street, which is already a very narrow street, which is going to be dangerous for the children and any pedestrians; and enquiring why would you not have an entrance and exit on Wortley Avenue to allow traffic to go both ways.
- Archie Young – advising that one of the concerns of residents with this building at this site for decades has been the presence of parking in the building; parking is a necessary evil around all of our buildings now, but they tried to persuade people, those who are responsible for the building, to introduce hedges, to introduce greenery, that would, in some sense, shield the parking areas from the green space; referring to the large green space to the south; believing that he heard someone refer to additional trees and hedges and so on; requesting that someone please spell that out; enquiring as to will those new fenced areas, to the south of the building, next to the parking areas, will that area be hedged and in some sense separated from the park like green space; and, indicating that the arboretum, which the school itself initiated, the Community Association also representing all of the people in the area, have contributed during the past thirty-five years approximately twenty more trees and they were selected with the assistance of the Parks Department then to augment the richness of that arboretum.
- Drew Perry, 38 Marley Place – enquiring about the number of daycare spaces that are going to be available to the YMCA; and, wondering if we are limiting that, is it going to be a free for all that will dictate directly how many cars are going to be directed down Duchess Street, Marley Place and through the Old South Village.
- George Sinclair, President, Old South Community Organization (OSCO) – indicating that they are happy to be here tonight; expressing excitement that they have gotten this far after many years; acknowledging all of the work that City staff has done, the folks in the Planning Department, Heritage Planning, and they are looking forward to working with Andrew Macpherson and his group in Parks Planning as they consider the best way forward with the green; relating to the issue tonight, as you know, the Zoning By-law Amendment and the Official Plan Amendment and the site plan approval proposed for the Normal School; indicating that, as an organization, and he is sure that many of the Councillors know that they have been working on this for a number of years, certainly with increased intensity since the Catholic School Board left in 2004 and for a number of years before that; attempting to deal with, as Mr. Young reminded us, parking issues that have gone all the way back to the Catholic School Board and before them, when the public school was in that building; acknowledging parking as a necessary evil when a building is going to be used like that; pointing out that he knows Mr. Perry's question about the daycare spaces will be answered in due course but he just wanted to report that at their meeting last week, the OSCO voted to support, and he encourages the Committee to support the amendments and the changes being made tonight; advising that, obviously they are excited about the prospective of reintroducing this building into the life of Old South, vacant buildings do no one any good and the vitality that it will bring to the neighbourhood, along with some new traffic; acknowledging that and they are hoping that the new life and the life that goes back into that building will make up, in some ways, for what the neighbours will have to put up with; noting that they have been used to a vacant building for ten years; realizing that there will be new life and new traffic in it, but we are hoping and believing that that new benefit will exceed any inconvenience which is caused; appreciating being able to speak to the Committee about this matter; reiterating that they are fully in support of this, they appreciate the work that the YMCA has done and the Province before them and the City of London and the Ontario Heritage Trust in making sure that this fantastic building can be reintroduced into the life of the City; hoping that some of the specific questions about hedges and parking can be addressed shortly; and, reiterating that, from the neighbourhoods point of view, they are

very supportive and encourage the Committee to vote in favour of this. (see attached communication.)

- Gary Brown – 35A - 59 Ridout Street South – thanking former Mayor Joe Fontana and our previous Council who came up with the money to make this project come forward and former Mayor Fontana’s enthusiasm for the project really helped to drive it forward; advising that he fully supports the site plan and the rezoning; indicating that the YMCA has been nothing but good partners with them already, keeping them informed as to what is going on; noting that the Planning Department has also kept them informed; advising that they have been told that the playground will be open at night; noting that the YMCA had to go to their insurance company to specifically ask for that so that the playground will be able to be used by the public at other times when the YMCA is not open, which is a good thing for our community; indicating that the integrity of the green has been respected, which is something that was really, really important to their community as a whole; noting that it will be left alone in this site plan which is fantastic; expressing concern, and he has brought these concerns up before, is the traffic; noting that he is not talking about the volume of cars; indicating that he has no confidence in the current Transportation Department to deal with this issue; talking about a one-way street right in front of the school, which, they have asked for years to be converted back to a two-way street; pointing out that one-way streets are much more dangerous, they have more accidents for two main reasons; indicating that the number one determinant of accidents is speed and the other one is the number of corners that you make; noting that one-way streets encourage both of these things and the people who it affects the most are children; advising that he is not sure why this has not been considered and he is not sure why only the residents of the street get to decide whether it is a one-way street or not; indicating the traffic and safety affects everybody in the neighbourhood; pointing out that, even in the lot itself, and again, this is a point that he has brought up before and even, through you Mr. Chair, you have brought this point up with the design of, he believes the Rexall on Oxford Street, on the entrance and especially the egress from this parking lot to Wortley Road, there needs to be some speed bumps to stop cars before they enter the road; indicating that you are going to be crossing the sidewalk, you are going to be coming onto a road that is used heavily by cyclists; advising that we need traffic calming, there are children walking in the parking lot and should not be the traffic calming measures; indicating that we should restrict the speeds of the cars; indicating that it has come up in a lot of talk tonight about speed limits; indicating that speed limits are irrelevant; pointing out that the design of the road is what matters; indicating that the road should be designed for the speed and the safety that you want to see on that road; expressing concern that they do not have an area-wide plan in Old South to deal with traffic and maybe with this school coming in here, with a day care, it is time that we take a look at traffic as a whole in Old South and where we can reduce speeds and make things safer for both the pedestrians and for the cyclists in the neighbourhood.
- Tom McClenaghan, 220 Baseline Road East – advising that he is very familiar with this particular site as he lived for a number of years at 196 Duchess Avenue; indicating that he attended the last class of the Normal School which occurred in 1958; reiterating that the site is rather familiar to him; wanting to point out, maybe Andrew Macpherson should note this, the property was, for a number of years, an arboretum and there were forty-two different species on that particular property that had been intentionally put there over the years by the staff of the London Normal School; pointing out that that might be an interesting objective to have when the redesign is occurring relative to what should be there and what should not be there; indicating that the second thing that he would like to make certain is noted is that children’s playgrounds require shade, particularly if you are anticipating the future; hoping that within the children’s outdoor play areas, you are not going to cut down the trees; advising that he has seen so many children’s playgrounds without a square inch of shade; pointing out that it is going to get warmer, the sun is going to be hotter; hoping that he does not see a stump instead of a tree within in the context of those children’s play areas; indicating that the last point that he would like to make and he realizes that a great deal of thought has gone into this and he congratulates the people who have been involved in it, is there any possibility that, when

you think about the surface for the parking lot, that you think about one that is environmentally friendly; and, noting that it might be an interesting challenge.