

PUBLIC PARTICIPATION MEETING COMMENTS

14. Property located at 58 Sunningdale Road West (39T-16503/OZ-8637)

- Greg Priamo, Zelinka Priamo Limited, on behalf of the applicant – thanking staff for a very comprehensive report; pointing out that they brought forward a number of ideas for these lands and they included a great deal of analysis to support their application including a Commercial Market Study, a Traffic Study, Archaeological reports, all of the normal requirements that go into an application of this nature; indicating that they received the staff report last week and there are a number of items in the report that they think merit further discussion before the present a final position to the Committee; advising that they had a challenging time with their client group to be able to secure time last week to go through some of these things; asking the Committee to defer this matter to the next Committee as that is all the time that they would need, they simply need time to meet with staff once to discuss some of these things, to get clarity on some of the issues, look at whether or not they are alternatives that can be explored that will still address the expectations of the municipality, the Planning staff and some of the matters arising out of the public comments; thinking that they will be able to come back on the November 28, 2016 Planning and Environment Committee meeting and if the meeting is successful, they are hopeful that there could be some modifications presented to the Committee and if not they would be fully prepared to respond to the issues as they affect their clients expectations for the application; realizing that there is public here this evening and to the extent that they comment, he would appreciate the opportunity to respond; reiterating that they are respectfully asking for the deferral for the purposes of having one further meeting with staff.
- Jack Hallip, 2-1956 Richmond Street – advising that he submitted a letter to the Planning and Environment Committee; pointing out that he is confused; noting that his wife has been aware of that for a number of years; stating that in his original letter, there are essentially three points that he would like to address; noting that his original letter was mainly directed at Block 46; expressing a number of concerns with the whole thing; advising that his first concern is the need for more commercial space; pointing out that socially, to the south of this area, they have the immense Masonville commercial establishment, commercial office space being currently built on the southwest of Richmond Street and Fanshawe Park Road; indicating that there is vacancy in some commercial properties in Arva; wondering how much more commercial space do we need; pointing out that there is also supposed to be the Village commercial in the lands on the north and west of Sunningdale Road and Richmond Street, which to his knowledge, has not proceeded at this point; realizing that they do want to proceed at some time; wondering why it has not started at this point or is the reason just that there is not an interest in viable tenants; advising that coming behind him is the baby boomers and behind them is all of our new tech people who cannot walk down the street without a phone in their hand; indicating that he is involved with a small commercial company and very recently, on their website, put on online sales; stating that we do know that online sales are going to increase dramatically; expressing surprise that people who only have to go a couple of blocks to a department store are still purchasing online; advising that this is supposedly going to have a greater effect in the future on how much retail space we are going to need; knowing that there has been downsizing in Masonville, with the loss of Zellers, Target and Sears and one of the high end retail stores; expressing concern about the outdoor mall concept that they have; pointing to Hyde Park where you drive from one store to the other to the other; preferring the indoor mall concept; expressing concern with the increased traffic flow; wondering if there is any plan to widen Richmond Street and how soon is that going to happen; indicating that there are apartment buildings going up on Sunningdale Road that are going to feed into Richmond Street, a commercial development is going to feed into Richmond Street and currently it is often very difficult to gain egress from Richmond Street from the side streets from the residents bordering both the east and west side of Richmond Street; expressing amazement when he does get on Richmond Street, and driving down Richmond Street, at how many cars have and there is such a heavy

traffic and a very high speed volume of traffic going down Richmond Street that is going to have to be addressed if they are going to add more commercial; addressing the amendment that was proposed in 2006, that recommended a transition from high rise and with a medium density designation for Block 46.

- Kelly Mancari, 1982 Richmond Street – indicating that his property is across the street from the Tricar building; advising that in November, 2006, Council passed a special amendment 409, which he knows that they have already spoken about, which reads “lands designated multi-family, medium density residential west, north and south of 1985 Richmond Street North, serve an important function; they provide a transition between the high-density residential lands at 1985 Richmond Street and the existing and planned low density residential uses to the west and south of these lands.”; advising that he was part of not having 1985 Richmond Street go ahead; recalling that when the Ontario Municipal Board judge ruled that he was going to allow it to go forward even though Council defeated it, he made exactly that recommendation; pointing out that 409 is really putting into law what the Ontario Municipal Board has already said what should be the case based on what had taken place; advising that their community, the Uplands community, can already walk down south to the Richmond Street and Fanshawe Park Road node, they were told that repeatedly when 1985 Richmond Street was going up to do their shopping and able to enjoy 1.2 million square feet of retail space in that one node; reiterating that they are well served; pointing out that in addition to the Richmond Street/Sunningdale Road is even closer than the Fanshawe Park Road/Richmond Street node; reiterating that it is even closer and is scheduled to encompass a local village style shopping area modelled after Wortley Road village; noting that it is a very popular concept in their neighbourhood and everybody is looking forward to it and wondering why it has not begun yet and are somewhat worried that this expansion of retail in that neighbourhood may well jeopardize that and that is not what the neighbourhood wants; expecting that village to act as an anchor for the node and what is really, although he has not heard it used here, but is the gateway from the north to the north of London; talking about an area that the city limit is a mere two to three hundred metres from the area that they are talking about; indicating that the growth up there has been exponential, but now they are there, there are properties being developed on the city limit right now; thinking that the exponential development is going to slow down to a great extent in the area that they are talking about; noting that there is Sunningdale Golf Course immediately to the west, the city border immediately to the north and competition everywhere else; stating that he does not see that there is any great need to ignore proposition 409 and ignore the desires of the neighbourhood and to give in to a developer driven proposal to make the most money that they can out of their land.
- Reinhard Schmidt, 2079 Pelkey Road – speaking on behalf of a number of neighbours; approximately sixty people; advising that they are totally opposed to what the plan had stated; stating that they would like to see changes made to that plan. *Note: A petition signed by approximately 72 individuals is on file in the City Clerk's Office. (See attached presentation.)*
- Luz Torres, 195 Bradwell Chase – advising that she does not support the commercial land because she has to experience, every single morning, at 7:30 AM to drive to St. Joseph's Hospital; stating that Richmond Street is a very busy street and before starting any development, she thinks that the City of London has to consider to fix the problem of Richmond Street; pointing out that Richmond Street is the access to St. Joseph's Hospital, the University of Western Ontario, University Hospital, Mount Hope Long-Term Care and all of the people that are coming to London from Highway 4; reiterating that before thinking of any commercial land additional to the existing in the area, the problem of the traffic on Richmond Street should be fixed as soon as possible; advising that there are a number of accidents on Richmond Street when people are driving 70 or 80 kilometers an hour when there are elderly people coming to the hospital that could be your parents or friends or any relative.