

Written submissions re: 472 Ridout Street North.

1. 472 Ridout Street North is one of six 19th Century yellow brick buildings that front either on Ridout Street or on Fullarton Street. All the buildings have been converted to office space and with the exception of the subject property at 472 Ridout Street North, all have boulevard parking. The street scape for all properties with the exception of 472 Ridout Street North is the same.
2. All owners of the adjoining properties have indicated their support for the application for commercial boulevard parking at 472 Ridout Street North and that support letter is filed with this application.
3. The City in denying the original application indicated that to facilitate boulevard parking at the subject property would require a curb cut. This is not the case. There is already a curb cut to the north of the property which allows vehicles entrance to the laneway and to the rear of the subject property. The same curb cut could be use for entrance to the proposed boulevard parking at the front of the property.
4. The City in denying the original application voiced concern that allowing the application for commercial boulevard parking would decrease the tree canopy cover and increase the heat island effect in the downtown. This is not the case. First of all, there is only one very small tree at the front of the subject property. It could remain and there would still be ample room for the commercial boulevard parking. Secondly, the very small tree in question is a Serviceberry tree. It has already attained its maximum height of approximately 15 feet. It provides next to no shade and if, by chance, it would grow any taller, it would have to be cut back because of the adjacent very heavy telephone and hydro wiring. Please refer to the photo provided. As indicated in the photograph, the very small tree is almost touching the lower wiring.
5. The City is denying the application has voiced some concern about eliminating green space and impacting the street scape. First of all, looking at the Google Earth views submitted with this application, you can see that with the exception of the very small front lawn at 472 Ridout Street North, the entire block has next to none green space. Secondly, as can be seen in the material filed, the subject property at 472 Ridout Street North is directly beside a 20 plus storey apartment building. Many of the residents of the apartment building have dogs that seem to spend the bulk of their days indoors while their owners are at work. Upon their owners returning after their day of work, our office is closed and the first stop on the dog walk appears to be our front lawn which is consistently covered with dog droppings. Aside from any hygiene concerns, it hardly improves the street scape. This is especially so since the subject property is directly across the street from one of London's major tourist attractions being Eldon House.
6. The City has voiced concern that 472 Ridout Street North being allowed boulevard parking would impact sightlines. This is not the case. Every neighbouring property has boulevard parking and there have been absolutely no complaints about sightline concerns either from the individuals parking their motor vehicles, or from pedestrians using the sidewalks.
7. The City is indicating that there is ample street and private parking in the area. It should be noted that street parking is only available on one side of Fullarton Street. There are very few spaces available, they are seldom vacant and it is not feasible for an employee of the building to leave work every hour or so to feed the meter. Private parking downtown, unfortunately, is controlled by one company (Impark) and the rates are exorbitant. The best rate obtainable is \$10 per day which translates into excess of \$200.00 per month simply to park a motor vehicle in order to attend at one's place of employment.

Accordingly, we are hopeful that the appeal would be allowed on the basis of the support of all the neighbours, the fact that a curb cut is not required, that the street scape proposed would be consistent with the street scape that already exists for the balance of the neighbouring properties, and finally that the very small tree at the front of the property could be integrated into any plans for the configuration of the boulevard parking at the subject property.

Thank you.

Peter M. Behr