

PUBLIC PARTICIPATION MEETING COMMENTS

9. Property located at 1245 Michael Street (39T-16506/Z-8664)

- *(Councillor Helmer enquires about the generation rate calculations for the school versus the townhome development, what about the retention of the parking lot, the access for that parking lot is going to be from Michael Street; what is the generation rate of a parking lot beside a neighbourhood facility like that.); Ms. N. Pasato, Senior Planner, clarifying that Councillor J. Helmer is referencing the parking lot that they are going to retain for Stronach Arena, calculations were not completed for this; (Councillor Cassidy discussing the parking lot that they would like to retain, when she has been at Stronach there has been quite a bit of parking; wondering why we want to keep a parking lot; understanding the parkland dedication but it to what a park is all about, to take a parkland dedication and keep a parking lot; realizing that there is a beautiful park there, Stronach Park, so there is adequate parkland; wondering why we did not get the cash-in-lieu of actual land, why we went with a parking lot to satisfy the parkland dedication.); Mr. A. Macpherson, Manager, Environmental and Parks Planning, responding that they do not have a plan in the staff report that shows the whole park, the arena and the parking lot itself for the arena but what they have is a fairly large park and some of the facilities such as the playgrounds that are adjacent to the school site, are close to 200 metres from the parking lot and they are trying to improve accessibility to parks; pointing out that the thought was that if they could retain about fourteen parking spaces of the existing ones that are already built, saving them the capital money to build them, provide better accessibility connections with pathways and then the rest of the park would be more accessible so they will convert that parking lot saving approximately fourteen parking spaces in close proximity to some of the other amenities in the park rather than strictly being about parking for an arena and pool; (Councillor Hopkins requesting clarification on what is there now and what is the intended use of the open space); Ms. N. Pasato, Senior Planner, responding that the open space block is actually the parking lot for the former Huron Heights Public School as well; advising that it will be rezoned Community Facility to match that of Stronach Arena and, as mentioned previously, will be kept to service Stronach Arena as well; (Councillor Hopkins enquiring where the parkland or any green space in this area.); Mr. A. Macpherson, Manager, Environmental and Parks Planning, indicating that directly south of the Arena building is one of their largest district parks, it is a large park; noting that it is a sports park primarily with a lot of ball diamonds but just directly beside this parking lot, there is a play area and a passive park area that is directly south of that proposed new parking lot; (Councillor Salih indicating that he has heard a lot of complaints around flooding issues and concerns with some of the piping and overflow and he has seen some of those concerns; wondering if, in the past year or two, how many incidents have been responded to and what is the reason why we are finding those issues as he had one that he just sent to staff this past week and there were a few mentions about the success of parkland; characterizing it as mostly diamond fields that are essentially closed off for the most part and it is not that anyone can just show up and play baseball there whenever they want, you have to rent the space and he would not even call it a parkland because of the fact that you have to go through a process to be able to use it.); Mrs. J. Ramsay, Manager, Development Services and Engineering Liaison, responding that she does not have precise numbers on the number of complaints that our wastewater and stormwater groups have responded to in the area but she does have comments from both of those groups speaking to the capacity of the system and through the application for draft approval they had some conceptual information to confirm that it is feasible to fit this in; pointing out that through the design studies stage, they will also be doing further analysis to ensure that any works and any additional flows from this site will be able to be maintained through the existing system and if not they can upsize as required through the draft plan conditions; Mr. A. Macpherson, Manager, Environmental and Parks Planning, responding that it is a sports park for a good two-thirds of Stronach Park; reiterating that, in this neighbourhood directly at the end of Michael Street is a passive area, a small woodland, two playgrounds and directly connected to the north is the skateboard park and*

the other amenities are within a good distance from this small parking area that they hope to retain; reiterating that there are four large ball diamonds that are within a fence and you have to get a permit to use them; *(Councillor Park indicates that for the Committee's benefit staff will be displaying an aerial shot of the area.); (Councillor Salih enquires when the last time the area of the park that has the skateboard park and the basketball court was renovated because this came up in the discussion; indicating that it is outdated and some of the concerns were because people felt that there is not enough parkland in the area, it is really a district park but for that whole entire area, he would say that is the park for his entire Ward with the exception of Conservation Areas, which are outside what this discussion is about; enquiring about the average age of a home within the vicinity; thinking that the houses are 1950's or older.);* Mr. A. Macpherson, Manager, Environmental and Parks Planning responding that this is the third skateboard park that was constructed and is approximately ten years old; advising that it was built as a neighbourhood amenity; noting that there are bigger ones in the city; pointing out that there is enough room that they could add to it in the future and with this new subdivision it presents a good opportunity to do that because now the subdivision has a single street that faces this area so essentially the small park at the back of the Arena is now at the front of this neighbourhood so the addition of this new road alignment improves the possibility to upgrade that whole area as a neighbourhood amenity for this community; Ms. N. Pasato, Senior Planner, responding that the housing stock in this area is roughly 1950's to 1960's much like the school that was built in 1959; *(Councillor Salih enquires about the amount of property taxes collected from approximately seventy-six homes like this and hoping that he can receive the information before the end of the day.)*

- Julian Novick, Wastell Builders – expressing agreement with the staff report; commending staff for helping them work through this; pointing out that this is not the original plan that they had proposed; advising that this plan integrates better with the park; noting that everyone was great to work with in doing that; adding that if Council wills that the parking lot not be there, they would be more than happy to remove it as part of doing site servicing and grass over the area; *(Councillor Helmer clarifying that in the previous designs that did not have the window street, how many units would you have been talking about.);* Mr. Novick, Wastell Builders, responding that they have made a few compromises and without the window street they had over eighty units, they had one option that was over eighty units and no window street and they worked with staff to come up with a plan that was less than eighty units; noting that they are now at seventy-six and now they have the window street into the park; *(Councillor Helmer asks that when the applicant says over eighty units, how many does he mean);* Mr. Novick, Wastell Builders, responding that he does not have an exact number but thinking that it was eighty-six; noting that part of it depends on the width as well and they had some different widths proposed.
- Bob Sexsmith, 120 -1231 Sandford Street – expressing appreciation to the staff for their diligence in this matter; expressing concern with what is being proposed for eighty-six houses now; advising that the advertisement that came out on the plan was seventy-six houses so somewhere in there if they ever get those numbers straight, they will know what they are going to build; enquiring about issues that are bothering the neighbourhood, including the fire services; noting that he lives in a co-op project on Sandford Street with eighty-four units and there are two fire plugs just to service the eighty-four unit; wondering where their fire plugs are because he has not heard or seen anything about that; advising that there has been talk about the stormwater and the sewers are being run out through one pipe and when they say that the capacity is there, the capacity of a sewer/stormsewer combined, done in the 1950's, is sure not going to handle another seventy-six houses as the only route to get rid of that sewage and the stormwater; indicating that it is not practical or possible; noting that if they do not believe him, run a camera out to Cheapside Street and you will find out how small and what shape that sewer line is in; advising that he does not see on any of these prep plans where the hydro services and Union Gas are going to run their lines from to get to these houses and if they are going to do them all with electric heat it becomes even more important; stating that that whole site is a problem; realizing that when they talked about the parkland where the kids playground is, for the toddlers, there are fifty-four trees in that site because he counted them; advising that some of the trees are older trees than most of the people in the room; expressing concern that the Provincial government has changed the rules for the building trade so that you no longer

have to be certified to do plumbing or electrical or Union Gas work on a building site; reiterating that they deregulated the qualifications for the trades that are going to be building this subdivision; stating that he would rather not live beside a subdivision that is built by somebody who can hold a screwdriver or a hammer or a pipe wrench and not know what they are doing; enquiring whether or not the Building Division has an Inspector that is going to go to this site on a daily basis to inspect who or why they are doing that with unskilled labour; indicating that he does not know what their labour force is and he does not really care, he just knows that when the Province deregulates it, it presents a problem because there is an awful lot of pick-up truck contractors out there without papers; advising that there were fourteen parking spots there for the school because that was the number of cars, if you took the teachers and the drop-off times for parents visiting a teacher, they were allowed to go there; pointing out that the skateboard park is seven to ten years old; advising that Mr. R. Fair was the one that approved it for them and came out to the opening; wondering if they are going to put a window street on that skateboard park they had better make very sure that they have soundproofed the units that are closest to it; noting that he lives in the unit on the parking lot looking at the skateboard park and they are there until 1:00 AM and if they happen to get a little excited or have a little too much fun, they get a little noisy and this goes on seven days a week; stating that he looks at Stronach parking lot every day and if there is a hockey tournament of some type going on there and it does not matter what age, they start filling the parking lot at 7:00 AM and that parking lot is too full to add cars because they keep trying to sneak into their parking lot because there is no room left for them at Stronach; noting that on other days, you can do pinwheels, which they do, around the two cop cars that sit there talking to each other; reiterating that there is a real concern from the neighbourhood who has been there and has built that neighbourhood to what they are doing with this thing; pointing out that they cannot seem to get them to understand the phrase “inclusionary zoning” so that it fits in with the rest of the houses that are in that neighbourhood and of approximate size; advising that, if they are going to be allowed granny flats, and he is glad that after ten years of trying to get that approved he can start promoting them again; noting that this is a beautiful area to put a granny flat in; *(Councillor Park confirms that they are talking about seventy-six units; noting that the applicant was talking about a previous idea that they had before; advising that they will hear from the rest of the public and then request that staff answer the questions that were raised during the public meeting.)*

- Lawrence Kilpatrick, 142 Mark Street – indicating that he sees everything that is going on at that school and he has for almost fifty years or more; expressing environmental and infrastructure concerns; advising that, in 2015 for three or four weeks, the school was dug up behind the school to try to get rid of the unwanted environmental problems which was oil that had leached into the ground for more than twenty-five years; stating that they did have contamination and they basically cleaned up most of it but it has leached under the school; stating that there is also some contamination in the school because of the age, there is some asbestos in that school; reiterating that his main concern is getting it cleaned up; indicating that he does not approve of the subdivision as such; believing that areas in Huron Heights, Phase 1, that are very close, it could be Mark Street or Michael Street, should have a phase-in of units that blend into the subdivision as present; noting that this would solve a lot of the problems with the people that are opposed to this plan; advising that he does not oppose this plan as at present and that is one of the problems that he has with it, is that it should be blended into the existing subdivision where it borders on the school property; discussing the problem with traffic, as previously discussed, there is going to be a light installed at Cheapside Street and Michael Street; discussing the storm sewer system, in heavy rains, it runs down and ends up at the bottom of Michael Street, it is just like a river; advising that there are not adequate storm drains or control; pointing out that he does not have any information on that but the whole infrastructure in that the subdivision was not in the City of London at the time that it was built, it was in London Township; indicating that he is not sure if the Councillors have the information from London Township that can verify that those services, as far as storm sewers, sanitary sewers and the watermains are adequate; pointing out that he does not know who the infrastructure is going to be put in because it is all supposed to be into their infrastructure from the seventy-six townhouses; expressing concern with respect to Fleming Drive instances; indicating that the Councillors are probably not aware of what happened last Labour Day

weekend; noting that they had a big party of one hundred people, the Police were phoned and they came in with six cruisers, twelve Officers and they broke the party up; commending the Police for doing a good job, there were no riots and they got the people out of the party, into their cars and followed them home; noting that it could have been a very serious thing such as Fleming Drive if the Police did not do the right thing; advising that on the same weekend, on Thurman Circle, there were five hundred people; wondering how we can control this sort of atmosphere especially when school starts or on holiday time or anything else; reiterating that these are his concerns.

- Jason MacInnis, 146 Mark Street – See attached presentation.