

## PUBLIC PARTICIPATION MEETING COMMENTS

### 10. PUBLIC PARTICIPATION MEETING – Property located at 653 Talbot Street (Z-8808)

- *Councillor Helmer pointing out that there is a double access and the one access that is further to the south, which comes right out at the intersection with John Street; wondering if Transportation staff have any comments about that loop that is coming in there; noting that in the report there is basically no concerns but he wondered about that; Mr. M. Elmadhoon, Traffic Planning Engineer, responding that they have not looked at the access details as they will review this through the site plan process, which is when they look at more details on the access arrangement.*
- *Councillor Hopkins following up on the access; tonight we are approving the two accesses onto the street and she understands that it is going to go through the site plan process but what is going to be happening with part of that wall as well, do they know if it is going to be removed or not or is that part of the site plan process; wanting to have a better understanding since they are approving the two accesses here tonight, what is going to happen to a part of that wall or is it interfering in any way; Ms. S. Wise, Planner II, responding that the wall will be modified, the pillars will be modified to accommodate the additional width; noting that the rest of the wall and the pergola in the middle is proposed to be maintained.*
- *Michelle Doornbosch, Zelinka Priamo Ltd., on behalf of the current property owners, The London Language Institute – indicating that they have had an opportunity to review the report and have no concerns with respect to the proposed zoning and the Zoning By-law that has been brought forward by staff; pointing out that they do have some concerns with regards to the heritage designation on the property; indicating that, typically what they find is that the heritage designation is brought forward for sites where a demolition permit has been applied for; advising that, in this instance, they are not proposing to tear down the building, they are maintaining the front of the building as it sits today; recognizing that the windows do need to be replaced as they are in poor condition and the owner will undertake to replace them with newer windows but mimicking the look of those so that they are maintaining the views of the building from the streets; outlining that from that perspective, it is their position that it is best if the windows are replaced and not repaired; noting that this relates to energy efficiency and also for safety purposes in terms of actually being able to use the windows for fire exits, etc.; going back to the heritage designation, this is a different circumstance that they have run into which they have not come across in the past, typically the designation is tied to a demolition request; reiterating that is not what is before the Planning and Environment Committee; stating that their clients have a very significant tight timeline that they are working towards; indicating that, because this is a private school, they work on a semester basis and the opening of this is supposed to be January, 2019; stating that if there is a delay with any of the applications, there is going to be a delay in the entire semester so it does result in a significant push back in terms of the time frame; advising that, with the designation, their concern is that it adds additional time frames to the process as it requires a Heritage Alteration Permit that would require it to go through the London Advisory Committee on Heritage, the Planning and Environment Committee and the Municipal Council; advising that it is their view that the heritage designation is not necessary at this time and if anything does change with the building, it would be subject to additional approvals which staff and Council would have the opportunity to review at that time; reiterating that they are maintaining the residential look of the building, all of the commercial activity is located to the rear of the property; advising that the brick wall is being maintained, there is no proposal to tear it down; pointing out that there have to be some modifications to it to widen the entrances to accommodate safe traffic flow but outside and they have made that clear from the beginning; however, with the road widening that is required along Talbot Street, it will be located in the road allowance so they do understand that there will have to be an encroachment agreement for that; noting that they have no concerns with this; reiterating that it is their position that there is no need to designate this building at this time, they are not proposing any significant changes; however, if the Planning and Environment Committee is still of the opinion that it needs to be designated, asking that the designation be brought in after the changes so that they can ensure that the work can commence and the building can be converted and the designation come after so that they can ensure that they meet their openings for the time frame for January, 2019; advising that this is their biggest concern; noting that her client is concerned about the time frames and making sure that they can accommodate them and the added process of the designation is a concern.*