

PUBLIC PARTICIPATION MEETING COMMENTS

11. PUBLIC PARTICIPATION MEETING – Properties located at 1090, 1092 and 1096 Hamilton Road (Z-8827)

- Harry Froussios, Zelinka Priamo Ltd., on behalf of the applicant – expressing support for the recommendation; expressing appreciation to Ms. M. Campbell, Planner II, and staff for their timely processing of this application and a well written staff report; believing that this development provides a very responsible type of intensification, is consistent with the Provincial Policy Statement and the Official Plan; indicating that they are proposing a type of development that already exists in the neighbourhood with no known impacts in terms of the height, the density, the mix of uses; advising that the proposed development is essentially a continuation of the Residencia Italia, which is located southeast of the subject property at 1109 Hamilton Road, which is owned and operated by the Italian Seniors Project; stating that it has been a well-received project by both the City and the neighbourhood in terms of the type of development, the award winning building design that it has and those types of things will be brought to this site as well in terms of the proposed development; pointing out that this development is also an excellent example of what to expect in The London Plan as it achieves the goals of the type of densities and heights that are envisioned along in a neighbourhood type setting on a Neighbourhood Place type along the Civic Boulevard; advising that this is another example of how intense this site is in meeting both the objectives of the Official Plans; advising that the proposed development will have affordable housing; pointing out the issues that came up during the review of the staff report, in terms of traffic, lighting and noise, those are things they are confident that they can deal with through the site plan approval process; noting that those are standard type things that are deal with through that process and they are confident that they can address those matters efficiently; clarifying some items that were brought up in the staff report, for the Planning and Environment Committee's information, the structures at 1092 and 1096 Hamilton Road have already been demolished, with 1090 Hamilton Road still existing but the plan is for that to be demolished shortly as well to allow the development to proceed once the necessary approvals are in place; relating to the underground gas tank, there were some questions about it and it has been recently inspected, there have been no leaks or any other environmental concerns that have been found to this point and, at some point, when things go forward, it will be removed; looking forward to moving forward with the recommendation tonight; working with staff over the next several weeks to determine a proper sanitary servicing strategy and hope to be back to Council within in the next few months to get that holding provision removed as well.
- Brian Harris, District Commander, Royal Canadian Legion, Southwestern Ontario, speaking on behalf of the five Legions in London – stating that, from the onset of the development of this project, the developers came to the Legion, had a wonderful idea to offer them some of the units that will be in the building for homeless veterans; advising that homeless veterans is not an issue that is commonly addressed in London; indicating that currently we have forty-three veterans that they have identified that are on the street; pointing out that the number of units that this group has offered them will not take care of that entire problem but it will certainly give them a head start; expressing support for the project and hoping the Planning and Environment Committee will as well.
- Alex Brown, 1087 Hamilton Road – advising that he lives directly across the street from this development; pointing out that, from a policy point of view, he would agree that it seems like an appropriate development for this type of location but from an environmental side, he would like to disagree; realizing that you cannot stop this development from an environmental side so he would like to seek an amendment to the proposed zoning to push for a larger front setback to a minimum of three metres; something that he noticed that seemed to be neglected from this conversation tonight is that these properties are actually designated Tree Protection area; following the City of London's Tree Protection By-law, it has to go through a few more stages of approval and some extra fees; stating that the fees for removing trees on a site caps out at one thousand dollars; stating that it is one thousand dollars to remove 2.1 acres of significant trees; indicating that this is three parcels of land that have mature trees along all of them; noting that that goes right through the middle of the site with a majority of them needing to be removed for this; throughout the Urban Design Brief and other elements that he has read that Zelinka Priamo Ltd. have put forward says that trees will be saved where feasible; believing that, to him, that does not seem feasible for a Tree Protection Area; going back to what he was saying with the increased front yard setback of at least three metres, this would allow for some enhanced landscaping in front of the building to help compensate the removal of some of the trees that they are taking out and it might also help with some of the other issues that have been arising such as noise, reflection; reiterating that enhanced landscaping can help mitigate those issues in that process.

- R. Caranci, Vice-Chair, Italian Seniors Project – addressing the issue of the trees, the reason that the Italian Seniors Project purchased those properties was due to the fact that it was as beautiful as it is with the trees so they have done everything in their power to try to save as many of them as possible through the architectural drawings that you see; pointing out that there are a lot of dead scrub that are up that they will have to take down; advising that they had a tree study done that identified trees that they would like to keep; noting that it identified all of the trees on their property and the properties next door as well; realizing that trees are going to be affected but they are going to do their best to mitigate the amount; stating that the thousand dollars to take down trees is very conservative, he thinks it will be a lot more than that to take down just one tree; thanking this City Council for the opportunity to do this; indicating that they are rostered partners with the City of London and the Housing Development Corporation; noting that they are not partners yet but they are rostered so they are able to proceed with an application when the funding comes through; hoping to do so the next round of funding that is available; expressing appreciation to the London Community Foundation as they have a very stringent process to access funding for any type of project and they have accessed five hundred thousand dollars from them to purchase these properties; noting that they have had to pay more than that for the three properties together but they are committed to doing exactly and somewhat better than what they have done across the street; stating that they have an award winning project of which they are very proud of; noting that it is not just them as owners but the people who live there continuously call it a community and love the fact that it is where it is, love the building and the way that it is run and that is a testament to their Board of Directors who do a great job of managing the place; hoping that the Planning and Environment Committee sees that they have brought something forward that they have listened to the community and the issues that they have brought up, they will deal with them through the planning process but they would like to have, if the funding goes properly, the rezoning goes properly, they would like to be in the ground this Fall.