

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – 200 Villagewalk Boulevard (Z-8867)

- Dr. Boksman, 609-240 Villagewalk Boulevard – indicating that it is a Tricar building just to the south of this site; stating that when the Planning Committee amended the policy for their building, decided to give them twelve visitors parking spots for a one hundred fifty unit condominium building; indicating that the building that is in process next door is also one hundred fifty units; advising that they currently have situations on holidays, special weekends, where they have in excess of twenty cars parking on the road because there is insufficient parking for their two high rise buildings; advising that he is not opposed to this building being zoned for a dental building because he, as one himself, is retired; finding it unusual and he is totally against the fact of reducing the parking that is required for this site; educating the Committee, referring to his dental practice, in the North end of the city, because the rents are so high, dental offices run in the approximately seventy percent overhead range and so many of them get together to have a better, more efficient use of space and try to decrease or mitigate that overhead cost; believing that, in this building, if they are looking at eight thousand five hundred and three square feet, a portion of that being dental office, he foresees that probably it will probably be a group practice going into that building; pointing out that just to handle the parking for that alone, irrespective of everything else that is involved with that building, running through the statistics for their past practice with two dentists; advising that they had two dentists, three office receptionists, one office manager, four hygienists, two dental assistants, one floater, eight patients in the rooms at one time and at least eight, if not more, waiting in the waiting room; stating that, just for a two person dental practice, they would need approximately thirty parking spots; going on record that he does not support this application as far as reducing the number of parking spots; thinking that is the wrong way to go since they already, south of Sunningdale Road, have massive parking problems because of the two high rise buildings that Tricar has built and sometimes people from their area, south of Sunningdale, already park on the street to the North of Sunningdale.
- Mike, Domus Developments, applicant – expressing support for the staff recommendation; indicating that there is one dentist going in on the main floor; advising that this is a four storey building and they are only going in for one level of dental and the other three floors are leased out for office use; noting that their office is going there; indicating that they are taking three thousand feet and have four cars; reiterating that the office component is not going to be intense in how much parking they will take; knowing that the dental will take more which is why they added the severance to add in more parking for that basic reason; advising that the people who sign the lease are advised that they have a certain number of parking spaces that they are allowed so they are aware of their parking allowances; advising that he does know what Dr. Boksman is talking about across the road, where they park on the road and they have nothing to do with that, you are looking at a residential versus an office component.