

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 894 Adelaide Street North (Z-8872)

- *(Councillor van Holst enquiring whether the fence will be on the neighbours properties or on this property and if it is on this property, will it be difficult to retain the trees and install the fence.);* Ms. S. Wise, Planner II, responding that there are a variety of fence types that are along the property boundary currently; there is quite a bit of chain link fences and low fences that are currently there so this perimeter fence would be located on the property boundary as per our Property Standards By-law and it would replace what is currently there.
- *(Councillor Hopkins enquiring about the low impact development on the site to manage the stormwater and she would like to know more about how that process works; understanding there is a holding provision as well.);* Ms. S. Wise, Planner II, responding that the low impact development would be something like an infiltration gallery or infiltration trench to contain water on site through storm events; the specific details of what it is going to look like, how large it will be and also the relationship to the soil in this area are all things that would be worked out through the stormwater management study so they do not have that information yet but when it comes in it will be prior to the development of this; Mr. P. Yeoman, Director, Development Services, responding that one thing that they are always interested in with respect to stormwater management is quality control, so they would be looking at things like oil grid separators in this area as well to make sure they are dealing with those matters before the water is released into any watercourse going forward.
- *(Councillor Turner enquiring about the amenity space; how does this proposed site plan mesh with the requirements for the amenity space between those two buildings; is it adequate in terms of square footage.);* Ms. S. Wise, Planner II, responding that the minimum requirement for landscaping in this zone is thirty percent, which is met and exceeded; there is additional consideration through their intensification policies that has to be functional outdoor amenity space or landscaping; the rear of the property will maintain quite a large, usable patch for landscaped open space as well as outdoor amenity enjoyment; it is meeting those two requirements for the zoning and for their policy; *Councillor Turner enquiring roughly what percentage is landscaped amenity; stating that on the drawing it looks fairly minimal.);* Ms. S. Wise, Planner II, responding that she does not have the exact percentage but, in terms of the lot coverage, the maximum is forty-five percent and what is being provided is twenty-one percent, subtracting the parking area and the driveway, it would still be well above the thirty percent.
- Laverne Kirkness, Kirkness Planning Consultants, on behalf of the applicant – introducing the two principals of Adelaide Properties, John Calder and Simon Smith, two London natives who have owned this property for approximately ten years; relating to the London Plan, he knows it has taken most of this decade to prepare and get approved but that has a benefit in terms of public education and people know about one of these major pillars of it called intensification and infill, going up and in rather than out; advising that these two gentlemen have seized that, thought here is a large property with a six unit apartment building on it, built in the 1950's and there is a considerable amount of land in the back that could be used for something better than what it is being used for now; at the same time, we know that intensification and infill is a more challenging kind of development than greenfield, there are people living all around and they have rear yards facing them on the north side, the south side and the east side and you have to be more sensitive in terms of site design and building design; believing they were able to convey that at the community information meeting that they held at the North London Optimists Centre on April 17, 2018; noting that approximately twelve people came out and their architect described the major driving principles about the design of this infill development was to keep the building low, two and a half storeys, keeping the first storey half-way into the ground low; noting that he also talked about keeping the building in the center of the site as far away from the rear yards as possible hence maximizing the side yards to eighteen feet, the rear yards to thirty feet and at the same time there are mature trees in those yards

that can be retained which helps to give you an automatic screening; pointing out that the people at the community information meeting were interested in fence and related issues; advising that they proposed to do the fence as prescribed by Ms. S. Wise, Planner II, but it has to be more selective, as an example, along the east boundary there is a tremendous, very thick evergreen hedgerow that is shielding a swimming pool to the east of them; thinking that those people would like to keep that hedgerow and not have it destroyed by constructing a new fence; through the site plan approval process, they will offer up that sensitivity and talk to the neighbours and determine; there is also some very good fencing that are already there that have been built and designed by the neighbours and that should be respected; advising that they will do that during the site plan process to make sure there is a proper fence that looks good and is functional and will enhance the privacy of the neighbours; in the end, the site plan basically was shown to the Committee, the building has been placed in the center, the parking is in front, kind of in the center of the site as well incorporated with the existing parking and the side yards are quite substantial, far more than the existing zone permits which is a R2-2 Zone that could permit eight foot side yards and they are proposing eighteen; advising that they are also proposing a minimum of non-habitable room windows on those side yards with most of them going into the rear yard which is thirty feet against that really strong hedgerow along the east side; there has been a considerable amount of thought put in to this infill development and he is hoping that that has come through in both what Ms. S. Wise, Planner II, has said in her report and what he has said; expressing appreciation for Ms. S. Wise, Planner II's, presentation and the Planning Office's support for the application for a nine unit building here in addition to the six unit; asking the Planning and Environment Committee, as they have no changes, to simply adopt this and forward to Council as the applicants would like to get building this building this year.

- Yvonne Hulbert, 610 Grosvenor Street – indicating that her property is one of the properties that would be very affected if this building were to take place; advising that she and her neighbours, who are also affected, are very appreciative of the meeting that was held previously and which their Councillor, Jesse Helmer, attended, along with Ms. S. Wise, Planner II and Mr. L. Kirkness, Kirkness Planning Consultants and the owners of the building; indicating that this is her first time attending a Planning and Environment Committee meeting; expressing strong opposition to this building; advising that they have lived in their home since 1970; therefore, it is a highly loved and respected property and the thought of having to look out onto a new building which would not really suit the neighbourhood at all is quite concerning and they would wish that it would not happen; appreciating the fact that the gentlemen have bought the property with the intention of possibly making some money she is sure but at the expense of many other things such as, for them and their neighbours in the properties that surround that area, being able to have the freedom to go out into their gardens and feel that, if they wanted to, they could go out undressed without having to worry about there being people living in nine apartments that would be looking over their fences; expressing concern about safety as they have had break-ins in the area before and the thought of other people living in an area where there would obviously be more cars and that she could bring attention to because although there are only nine apartments to be built, if this passes, there could possibly be another eighteen cars; noting that most families today have two cars and that would really make getting out onto Adelaide Street quite difficult at certain times of the day; advising that they themselves would be coming out of Grosvenor Street and turning right; it would be extremely difficult to get onto there with people exiting from that building because, at the moment, Adelaide Street North is extremely busy with the new building that is happening in the North end; expressing concern about property value, privacy, safety, health concerns because of the location that was suggested as to where the garbage containers would be although she thinks that the owners have said that they could change that; advising that they do not want to have more animals coming into their gardens and bringing with them possible things that should not be brought in as well as affecting those of them who have domestic pets; reiterating that the scale of the building is concerning and the fact that trees would most

definitely have to be removed is also really concerning because she likes to think of London as being the city of trees and to think of having to cut down more so that a building could be built is really hard for her to understand.