

Dear Planning and Environment Committee,

Please accept the following written delegation with respect to the Z-8921 Zoning By-law Amendment for 745 and 747 Waterloo St. Unfortunately, while I believe we were within the deadline of 9am Sept 17th for feedback, Michelle Knieriem has advised us that she has already finalized and submitted her report, and that we should direct our written delegation to the Planning and Environment Committee.

In addition, we would like to submit an oral delegation at the Planning and Environment Committee meeting on Monday September 24th. Could you please advise if we need to make a formal request in advance in order to have this opportunity?

Sincerely,

Lila Neumann and Delilah Deane Cummings, Piccadilly Area Neighbourhood Association Co-Chairs

----- Forwarded message -----

From: **Lila Neumann**

Date: Sun, Sep 16, 2018 at 5:45 PM

Subject: Re: Z-8921 feedback

To: Knieriem, Michelle <mknieriem@london.ca>

Cc: Delilah Cummings

September 16, 2018

Dear Michelle Knieriem,

The Piccadilly Area Neighbourhood Association (PANA) would like to submit further details regarding our concerns about the Z-8921 Zoning By-law Amendment for 745 and 747 Waterloo St.

We understand that the current zoning would normally require 27 spaces and the buildings have been operating with 16 (8 on site and 8 on the boulevard). The new zoning changes would require 30 parking spaces, and the applicant is seeking to have the property remain with only 16 spaces. In addition, the nature of the businesses and clientele would be likely to change from the existing short stays of patrons coming to make purchases, to longer visits in the case of medical/dental offices.

PANA has been in consultation with local residents, who have identified significant parking and traffic issues already in this area that we are worried will be exacerbated:

- Piccadilly Street already suffers from very high levels of traffic and on-street parking due to drop offs and pick-ups at multiple school buildings and multiple daycare buildings in the immediate area.
- Free on street parking is also used by staff and patrons of nearby businesses.
- Cars are regularly parked in excess of the 2 hour parking limit.
- Waterloo and Piccadilly is especially problematic, which is where overflow parking from these properties would most likely occur.

- Cars are regularly parked blocking residence driveways, in the private driveways of residents, and on corners in violation of the “no parking on corner” signs.
- Drivers often illegally and sometimes dangerously circumvent installed traffic calming at Wellington and Piccadilly St, and residents report people driving over curbs as well as onto boulevard grass.
- Residents and their guests are often unable to find street parking near the front of their homes.
- Traffic sight lines are poor given the current volume of street parking and the issues with illegal U-turns on Wellington immediately south of Piccadilly.
- Residents have reported people cutting across private property to get from their parked car to their destination without needing to walk around the whole block.

In addition, we have some further questions about the plan to operate with only 16 parking stalls:

- How much parking will need to be designated for any rental units on upper floors of the buildings?
- How many of the parking stalls will need to be reserved for Accessible spots?
- Have all the existing 16 spots been found to meet the stall size and aisle width requirements?
- Is there any intention to have paid parking on site in the future, which could further burden free on-street parking?
- Is there any planned on-site bicycle parking requirement?

Previous planning reports for this immediate area have recognized the multitude of impacts, beyond just parking, that stem from any zoning change. PANA would like to have the city consider the responses already provided by PANA with respect to the area, including the following as well as more recent documents:

- January 2002 - Piccadilly Area Neighbourhood Community Facilities Study: Day Care Centres & Private Schools
- February 11, 2002 - report to Planning committee - application by I028147 Ontario Limited (Montessori House of Children) 2 Kenneth Avenue - application to change the zoning from R2-2 to R2-2() to permit accessory uses to the Montessori School at 71 1 Waterloo Street.
- May 13, 2002 - Report to Planning Committee recommending Official Plan amendment to change the policies of Section 3.6.4 (Community Facilities) to address the concentration of community facilities in established residential areas and to require adequate on-site parking and drop-off and pick up facilities for such uses.

Sincerely,

Lila Neumann and Delilah Deane Cummings, PANA Co-Chairs