

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 1081 Riverside Drive (Z-9017)

- Laverne Kirkness, Kirkness Planning Consultants, on behalf of the applicant – expressing appreciation to staff for their support; hoping that the Planning and Environment Committee will adopt the zoning by-law as it is in front of them; pointing out that the biggest surprise to him in this application was what they have to go through in order to create one dwelling unit in an existing building on a property; going from two units to three units within an existing residential structure on a site that is working very well would be something that a Committee of Adjustment could handle through a minor variance and conditions could be imposed; indicating that they have Hajar Properties wanting to have an additional apartment unit renting for approximately \$700.00 a month or \$8,000 a year and by the time they spend \$7,000 on a zoning application and they pay him, which is a lot less than \$7,000 and they are going to have to pay an Engineer to look at the grading and they are going to have to pay a Surveyor to give you a six by six metre, he is probably going to have \$20,000 to \$25,000 into this property and if you divide that by \$8,000 you will see that it is a few years before anything comes back; telling the Committee the story of economics because The London Plan is all about intensification and infill, so is the Official Plan as a matter of fact, so is the Provincial Policy Statement and they feel that the process that they have to go through to get one unit in an existing dwelling at this location is way over regulation and they would ask that they should look at that, a very simple conversion and not make proponents go through such an ordeal; advising that it is an economic disincentive as well as why bother; believing it may also contribute to more illegal units because why bother, we will just try it and if we get caught we will stop; indicating that Hajar Properties is respecting the system, they want the formal permission and so on but he is saying to the Committee that if they are wanting to intensify an infill to the extent that the policy seemed to encourage them to do so, there should be an easier way.
- Sam Hajar, Hajar Properties – expressing appreciation to staff for their recommendation and as Mr. L. Kirkness, Kirness Planning Consultants, has indicated this has been a long ordeal, it has been expensive, a lot of work and the unit that they are talking about is just six hundred square feet within the existing building and by the time that this is all said and done, it is going to cost a small fortune to get it legalized; thinking the City should create a different process for this kind of application to encourage the property owners to be in compliance and to encourage affordable housing; reiterating his appreciation to staff for their recommendation on this; realizing staff recommended, there is an existing driveway off of Riverside Drive and the City is requesting that he closes it; noting that it has been in existence for over thirty years and is an integral part of the operation to this property due to the high volume of traffic on Riverside Drive and on Hyde Park Road; advising that it becomes very difficult to gain access and to exit the property as well; indicating that with two driveways it would make it a lot easier; stating that the tenants that are there, they rely on this driveway, it is included in their lease and it is going to cause a lot of hardship for him and the tenants and for him to try to get out of the lease obligation that they have a parking spot off of Riverside Drive; stating that he is not creating any more parking, he is just asking to keep what he already has; appealing to the Committee's pragmatic and good judgement to allow him to continue the use of this existing driveway.
- Morris Vanalsten – advising that he lives in the same area that is being considered and his only concern is where the additional parking is going to be; wondering if that is where the parking is for the play field area or is this going to be on the property itself.