

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.9 PUBLIC PARTICIPATION MEETING – Application – 2096 Wonderland Road North (Z-9010)

- Laverne Kirkness, Kirkness Planning Consultants, on behalf of the applicant – advising that the applicant was intending to be here as this is their first development in London but the applicant has had a death in the family so he is not able to attend the meeting; expressing the applicant's intent; advising that they do development throughout Ontario, one of their biggest projects is a golf course in inner Niagara Falls that they are making into a residential community much like London did almost fifty years ago in Whitehills and his probably one of the few people here old enough to remember the golf course in Whitehills and he sees one Councillor is too so that is what they are doing, some big projects, this is a small one but they are certainly interested in it; advising that they held a community information meeting on the first day of Spring at Sherwood Forest Library and Councillor Josh Morgan attended with about fifteen people; introducing the architectural team from Zedd Architecture who brought this housing project to them, this is a unique housing project in London; stating that there is no suburban townhouse development with underground parking that they know of in suburban London, the closest they come to it is they have to go over to Albert Street across from the Runt Club, he thinks that 152 Albert Street has underground parking, you park and then you walk up to your unit; reiterating that this is a different form of housing for the city in suburban London and in the Sunningdale community; believing that it adds to the rich mixture of housing that is already there with respect to one and two floor condos and freeholds and townhouses and so on; thanking Ms. B. Debbert, Senior Planner, for the very comprehensive presentation as it is going to make his job a lot quicker in terms of orientation; focusing in on the public response; advising that there were seventy letters sent out according to the planning report, there were nine responses, five were from the condo, four were from the single detached owners around the area; reiterating that they met with the community on March 21, 2019 and they did provide a submission to the City in response to the written comments as well; providing an overview of what they did here and Mr. Saltija was quite sensitive about making sure they did do a similar response and they have responded, these are just orientation slides; pointing out that they are on the west edge of the Sunningdale neighbourhood being over on Wonderland Road and west of Wonderland Road is Foxhollow and you can see some street stubs there like Buroak Drive that will come east and they will find out later that the zoning is similar to what they are approaching; showing the heritage home that is to be preserved now; stating that it is a triple brick, a double brick, an 1870's, it is significant mostly because it is a pre-Confederation brick farm home; indicating that he was here about a year ago today asking the Planning and Environment Committee not to designate it but wait until they come with their full package, the Committee did not listen to him, the Committee went ahead and designated it and they then tried to accommodate all of that and they have; showing the side view and the garage at the back, a double car garage which is not significant and is intended to be demolished; showing the letter the City sent advising that they are designating the house; describing the north side yard and to pick up on Ms. B. Debbert, Senior Planner's comments about services, in the planning of services for this site, this one acre, the services are to go out this northerly side yard and down the private road of the Stonebridge condos, east towards Wallingford and onto the stormwater management pond or onto the sewage treatment plant; indicating that they do have services through the condo to the north and the east of them and they do have access for pedestrians if they can keep the single family home but as soon as they rezone and do twenty units like they are proposing, they lose that; pointing out the high fence as well which goes all the way around the property, it is eight feet high, in good shape, owned

by the condominium; showing a slide about the unit to the north side with an eight foot fence and he wanted to speak about this later; (*Councillor A. Hopkins advising Mr. L. Kirkness, Kirkness Planning Consultants, that he is coming up to five minutes.*); advising that the zoning that they are proposing is very similar to what is to the north, to the east and also to the west into Foxhollow, this Low-Rise, Medium form of housing; outlining some changes that they have made that are shown a little differently between being at the Urban Design Panel and the City of London Urban Design staff they asked them to do a couple of things, one is do not attach their new development to the existing house so they are not; secondly, they are opening up the open space in the center of the site; thirdly, they are lowering the height of the building closest to the heritage building; reducing the front yard parking for visitors; identifying that those are four tangible things that they have done to respond to city response; (*Councillor A. Hopkins asks the Committee if they would like to grant Mr. Kirkness, Kirkness Planning Consultants, an extension of time.*); (*Deputy Mayor J. Helmer indicating that he is happy to hear a little bit more from Mr. Kirkness, Kirkness Planning Consultants, as he spoke to them rather frankly earlier about how they did not listen to him the last time and he appreciated that frankness and he is glad to give him a little bit of extra time.*); showing the lowering of the height of the nearby building, the separation and the opening up of the open space; showing an elevation that shows similar from the north side of the property; trying to deal with the interface to the south and the squared numbers, showing the property and the interface they are talking about; the original proposal had roof top decks; maintaining the eight foot fence; noting that if you are sitting on the deck, you are peeking over the fence but you are not gazing down into the backyards of those homes at 357 and 351 as big as those backyards are; on the east side where they are interfacing with the condo again, they have minimized the balconies, they have the active rooms on the ground floor, that is the dining rooms and dens and living rooms and kitchens, on the upper levels are bedrooms and guest bedrooms and again this is showing the original version these will be lowered a couple of steps, maybe as much as two feet so when you look at this; showing the existing fence along the east side of the property, there is a gate allowing you, as long as you are a single family dwelling, you can get through and get to the condominium to the park to the east and that will have to be closed off, if you are on the other side, on the condo, this is what it looks like; showing the location of the condos and pointing out that fortunately they have this road between and front doors and front yards and garage doors rather than backyards and privacy areas so that is why they have tucked up closed to this property line meeting the Zoning By-law for most of the six metres; indicating that north is to the left and showing the underground parking level; pointing out that in order to get around the foundation of the heritage home, they had to bring this width of access further east pushing units further east but for these five units they are able to make the six metres so they bought the road back just to explain why they had to put those four units closer; referencing the eight foot stone wall and planting along there they think will buffer them well enough, supplement the buffering at least with their access into the underground parking; showing an interior view to show that although there are trees that will have to be cut down, they are proposing several and very deep planters that can accommodate some pretty good plant material along with a hard surface for children to play on; showing what it looks like on Wonderland Road North as you drive by two storeys terraced to three with a sense of arrival with a gateway entry in the middle and the visitor parking to the left. (See attached presentation).

- James Kim, 357 Cornelius Court – indicating that they live on the south side of the proposed plan; wondering why on earth this plan has been proposed in the first place; saying that because first of all, there is a No Frills close by and whenever they pass by there are already so many cars and it is very busy; expressing concern that building twenty houses there will make the traffic worse and second there is a huge problem, even now, currently, with sewage and there

was a lot of rain these days and whenever he was cutting the grass in the backyard, it was very muddy and he believes that building twenty houses will make things worse; expressing concern with the lack of privacy; indicating that in their house there are three bedrooms and one bathroom and the house has windows facing this plan and three storey townhouses he believes that they can look down into their house; expressing concern that this is supposed to be a heritage house and building twenty townhouses surrounding this heritage house will for sure, one hundred percent, prevent them from seeing this heritage house ever; pointing out that, as you can see in the logo of London, there is a tree; believing that the construction company has come down from Toronto, this is not Toronto, this is London, we are supposed to protect trees but all the trees are coming down; building three storey houses is not a good fit.

- Clive Forbes, 351 Cornelius Court – indicating that more than anyone else in the total subdivision his neighbour and him have the greatest impact; noticing from the report that was submitted by Planning staff that as far as affordable housing is concerned this does not meet that requirement so the question is why do they go with increased massing; eighteen townhouses around a heritage house speaks to greed to him where the investors are trying to split the assets; speaking to three storeys, there is no privacy in his backyard, you are looking right into his backyard; reiterating that he has zero privacy; even though he knows that they have gone through a policy and they have said two to four storeys if not the right fit, you are coming into a subdivision that is already developed, single family homes, a condominium, also the drainage and stuff like that; noticing in the presentation the point was made about four to six people being added to the sewage and one of the things he learned about engineering, early, was to do it right the first time and to make smart decisions so the question is why are they approving a zoning for so many units where there is already a red flag saying there is a potential for sewer backup; should we not scale it down to make sure we have the right amount of townhouses; advising that they are not against development, they are saying there are too many townhouse units and we should not go above two storeys or 2.5 but three is too much in terms of they are robbing themselves of privacy and they have spent a lot of money; the target market is not for persons who are not medium range so the price for those houses is going to be significant but the value for their properties is being diminished if they were to go ahead with this development.