

PUBLIC PARTICIPATION MEETING COMMENTS

3.7 PUBLIC PARTICIPATION MEETING – Hamilton Road Corridor Planning Study (OZ-8997)

- Councillor Cassidy: And we will have a staff presentation on this item. Welcome Mrs. Knieriem. Go ahead. Thank you. Mrs. O'Hagan, I believe you wanted to speak. Go ahead.
- B. O'Hagan: Thank you Madam Chair. I just wanted to provide a little bit of context for one of the by-laws. While the report and the policy intent in the Urban Corridor section, so area 1 and 3 is to permit but not require commercial on the ground floor of those buildings. I understand the by-law itself is not as clear on that so we would be looking to do a very minor revision to the by-law before it comes to Council to clarify that the intent is to also allow standalone residential apartment buildings.
- Councillor Cassidy: Thank you. Any technical questions from Committee? Okay, any members of the public wish to speak to this item? Step forward, come to the microphones, state your name and your address and you will have five minutes to address the Committee.
- Jim O'Connor, 10 Hyatt Avenue: We believe it is more important and logical to preserve the pleasant industrial or the pleasant residential and well planned historic street than it is to expand an industrial area. Jim Hyatt and Company planned and built this enduring and adequate residential street around the turn of the century. We believe that the configuration of the lots and buildings should conform to what has endured and survived here for more than a century. Thus we object to the destruction of our street by having part of it attached to one part of a planning area and another part of it attached to a different planning area. This maneuver would destroy our street. We object to the destruction of our street by this maneuver. When our house was built in 1904 there were few autos used and needed parking. Now there is a tremendous number of cars in this area and passing through the area so we need more parking not less. Thus we oppose the planning of less parking in the area. There is presently a shortage of parking places and we oppose a reduction in parking requirements which would make a bad problem worse. We believe the existing smaller plots are more appropriate for a residential area. Thus we are opposed to making it easier to combine lots to create large parcels. We are being asked to approve four storey buildings or higher without knowing exactly what they will be used for in this residential area. Some possible uses could be detrimental to others in the area. This brings up the question: should those harmed be compensated and how?
- Chris Haldane, Area Four: I come here today representing Ormsby Street. Back in May, Councillor Michael van Holst explained in one of the meetings that Ormsby Street would not be affected; however, we are all the properties that back onto Hamilton Road and that's not true. I talked to Michael van Holst Friday and he said that they envisioned it being like Wortley Road, Wortley Road doesn't have over twenty thousand cars going down it, it dead ends into York, it dead ends into many, many stop signs before it gets into Commissioners. It, you can, there's ample parking, there's a grocery store there, everybody can walk and use the small businesses. We don't know what kind of businesses are going to go in here that the City Planner was talking about the frontage looking like three story, I'll be backing on to four storeys if there's something there. Currently I back on to three residential properties and there is businesses on our block which is about half and half on Hamilton Road that are businesses, most of them are one storey. There's many, many rentals and also what the Planner said wasn't true, there will be access to the back, there's currently access to the Playtime Cafe further down towards Rectory, people park there, it affects the neighbours there. These are houses that are still up and coming that are turning over and over they are many people's first time houses, they are many people's houses that they finish with. The cycle is over and over and over and with the housing crisis if a lot of these get pushed over and developed a lot

of people are going to be out, there's a lot of duplexes down Egerton, there are duplexes down across from the Tim Horton's, down Hamilton Road. Thus this housing is needed if there's apartments that are coming in five years the rents not going to be the same, there's not going to be the same parking. Carrying the existing reduced parking which serves our neighborhood needs now will negatively affect in the future growth and development surrounding residential neighbors in the future. We currently have a parking lot by-law that suits the present needs but will not be good for the future development. You know we don't know if it's going to be bars or medical centers or three or four story walk-ups. Could be, you know, the way to the developers develop now they put the bottom basement half in the ground so if you look at the developments like across from Pete's Sports there's a four story there that towers over a one story house; right beside that was all family at one point and that is across from the Barracks and Pete's Sports. You know, what kind of development are you guys looking for? It's not specified. The, it's such a broad rezoning and all the properties are unique. My neighbor at the end, you know, his backyard is about thirty feet where the other, the last neighbour, he'll have over one hundred feet. If you have a four storey apartment that's behind the first neighbour how is that fair? They are towering over the one story house with a thirty foot backyard, they will never see the sun again, you'll never have a garden, your kids will play in darkness, it's not a fun area. I've got a young family, I've got a young family next to me on the other side, I have seniors and they've got a four year old granddaughter that comes over and plays on the weekend and stays frequently. They look after her a lot, their son still stays, her father still stays at home. People are staying in the area longer they really need the way it is to be preserved and developed accordingly. Office space is great, we want small business, we want the businesses to do well, having parking lots in the back, to the side is, you know, it's inviting more problems, there's going to be more homeless looking for places, more dumpsters, more machines come. Can you imagine having a waste management machine coming right beside your house at whatever time in the morning to pick up the bin to dump the recycling or garbage because there's a four storey walk-up now that's right beside you. Two properties front to back. People will move out of the area, it'll make it really hard on your property values, it's going to make it even harder if you want to move on, if you don't want to stay there for the rest your life. I most likely will be, we live in an affordable area. Most of the residents will be. [Councillor Cassidy: You have thirty seconds left sir.] When we moved in they are retired, a lot of them are still there. I have, everybody I've talked to on Ormsby Street has signed and put, today, has signed and put their address they oppose the reduction in parking requirements, increasing the maximum building height behind them to thirteen meters and combining lots front to back, not so much side to side but front to back that will really affect the street across and our neighbors across they're going to have lights shining in the windows from people going in and out. We don't want to divide our block, we want proper zoning block by block. Each block is unique, some are shallow some are longer but. Thank you for your time and consideration.

- Stan Goss, 762 Little Hill Street: If you look at item four on the young lady's presentation you will see that our street is completely blanked out on the mapping but its there on the one picture. This gentleman lives on Hyatt Avenue which runs off Little Hill Street, it is a very short street. Try and use our street on Friday afternoons when the Mosque has their thing, try and use Hamilton Road at Inkerman Street when Tim Horton's has its morning rush where everybody has to get their fix. These are some of the places where you want to reduce the parking? These are places where parking should be more required in our neighborhood. Secondly, the door to door investigation that the City did was all on Hamilton Road which is not even fifty percent of the area that's affected. It's fine to run along Hamilton Road where it's mainly businesses or rentals at this point knocking on the doors. What about places like my street, Little Hill Street, Inkerman, Little Grey, which is totally off the map on your pictures, right? These are all the streets that are going to be affected by this reduced parking. We have an example, the corner of Little Hill Street and Hamilton Road, we have our beautiful, which was once a variety store, then just before marijuana became

legal, it was a beautiful drive through for illegal drugs. We can't get them to clean up. Mr. van Holst had calls from my wife on Mother's Day at six o'clock in the morning because we couldn't walk down the street for garbage, it was all over from they just throw it out the window, literally they were throwing in a building that was condemned, they were living there throwing it out and now you want to make more of these industrial buildings taking up the backstreets cutting us off. It doesn't seem realistic to me. Now I know eventually progress will bring bigger buildings and there will be reduced homes in our neighborhood but I don't see why our neighborhood has to be set up to be like this when nobody's come around to us. I mean it's like I say, its fine going down Hamilton Road, knocking on a few doors but what about the houses that are behind where you want to tear down and build these new buildings. I know this is not a year planner or nothing. I understand that, right. What I'm looking at some of the little streets like Stedwall Street, Ormsby Street, when you go along Little Grey Street, Little Simcoe is not affected because it's all industrial down the north side anyways and I think they're down to three homes on the whole street but there is the building, the assisted living building along there. I mean all this has to be factored in rather than just going down the street and saying well we went along the street and there was a few houses on the street or a few homes and they thought it was a good idea. I think we should look further. I think we should look at what the cost is down the road for the homes that are backing on these streets. I know because I've been to some of these meetings before and we are looking at building and, I forget, infrastructure build up stuff, and that's great but we also have to rebuild the kids that are going to Trafalgar and Aberdeen; you make more these traffic or reduce parking areas, we're going to have more traffic on the street. We've got kids going to school for nine o'clock in the morning, coming home at three o'clock in the afternoon and already if you go and I think some of the times when I'm listening to this, the Planners never come out and actually look at the street. Come stand at the corner of Adelaide and Hamilton Road and watch as there is five lanes there, as the traffic guard is trying to get the kids across the street safely. You build more, less parking. I mean and that's a corner where there's parking for every business that's there already has good parking, the Sunny's Variety has parking for four, the Daisy Mart parking has parking for eighteen cars, the new med center has parking for twelve cars, Stu Craft's Auto has parking for over twenty cars, International Bakery has parking for twenty cars and yet, even there, it's crowded. You take down at Inkerman Street and you start building four storey walk-ups there or four storey buildings, where are you going to put these cars? Its fine to say well, let them park on the street but there is no parking on the street. Right. Like I say come out and look at the street during the times of operation. Tim Horton's in the morning it backs up from Inkerman Street some mornings almost to half way between Mamalon Street and Redan Street with people trying to turn in to get a coffee. I just don't see where there's been a lot of foresight or forethought for this type of application when you are going to reduce parking. [Councillor Cassidy: You have about twenty seconds left.] Okay. Thank you.

- Lesley Martelle, 142 Dreaney Avenue: All I want to say is, I agree with everybody else with what they've been saying. The area that I live is just like a little, it's a homey area, there's people, I know my neighbours, we all interact. You start bringing things in that will interfere into our neighbourhood but I don't think it, I think it needs to be looked at a lot further before you do it. I know the gentleman mentioned that cleaning up Hamilton Road, I think that would be a big start. There is, it costs money, I understand and maybe a lot of the people don't have the money, the landlords and things but it needs to be cleaned up, it is kind of grungy walking down Hamilton Road so that might be a place to start and maybe things will blossom from there. The four storey walk-ups isn't going to be the answer and I don't go to Tim Horton's in the morning because it's scary. Thank you.

- Andrea Johnson, 36 Pegler: I am directly behind 497 Hamilton Road which is the Mobil gas station. When I purchased the property three years ago it was adjacent to Bart's Used Cars which was open for eight hours a day, six days a week. I am now next to a twenty-four hour gas and convenience store. This is an area that has chronic issues with street prostitution, drug dealing, petty crime and drug houses.

Now I think it's really great that this area of Hamilton Road will be redeveloped, like I think that's a really positive thing for residents; however, as a resident who is adjacent to a commercial entity there's nothing in the by-laws or city code which protects me. There are no light pollution by-laws in the City of London so as a consequence, the gas station next to me, because Bart's Used Cars had previously sold gas which, with two small pumps, there's now six pumps, there's a large canopy and there's excessive lighting. Because the building was renovated it wasn't a new development they were exempt from any kind of site plan review. As a result half of my house is flooded with light from dusk until dawn, there's issues with garbage, there's issues with noise, there's issues with traffic, there's issues with this being a twenty-four hour business in this area becomes a plausible deniability for the johns and drug buyers in the area, it's a real problem. Another issue which, unfortunately, is not even part of the City jurisdiction, is that when the gas station was renovated the vent pipes for the gas station were moved to a location that had been by my industrial neighbor which is Enerzone at 22 Pegler, it had been by their parking lot so the vent pipes for the gas station are now four feet from my property line and I have had numerous infiltrations of gasoline vapors into my house even with the doors and windows closed and I have been in contact with the TSSA, I've been in contact with the Ministry of Environment, I've been contact with all levels of municipal and federal and provincial governments and everyone defers to the TSSA. Now I think that developing Hamilton Road so it's a better community and it makes it, it should raise everyone's property values and pleasure in their neighbourhood to have a functional, more attractive, safer and better area to live; however, this development should not have a negative impact on the residences that are adjacent to commercial property. I have no recourse at this point. The actions of my neighbor have created a serious defect that I cannot remedy and it is so bad that since the gas station has been opened I've had five cats that have become acutely ill, three of which have been so sick that I've had to euthanize them and this is never happened in my life, thirty years of having cats. I just want to speak up and say that, again, residential neighbors who are adjacent to commercial or industrial properties require the same protection. I should have the same rights as a residence anywhere. At this point the City of London prohibits smoking within nine meters of the openings of recreational buildings or municipal buildings but there's not even code to prevent my neighbor from polluting my air space within my own home. There needs to be some remedies and some updates and some scrutiny about things like grandfathering in old businesses that should no longer be in residential neighborhoods. I understand this is a real smorgasbord of complaint but these are the issues that I've been personally experiencing that, you know, I, there's nothing, there's nothing on the books, there's no laws that can prevent those lights from shining in my windows for, you know, from five at night until seven in the morning during the winter. This needs to be better, this to me, this, this plan needs to make it better for everyone not just businesses. That's all I have to say. Thank you.

- Councillor Cassidy: So generally the rules of decorum for a public participation meeting are no cheering or booing and that's so because there may be, I don't think it's the case in this situation, but there may be a situation where people have opposing views so we don't want to have any kind of a conflict there where people are intimidated from stating their point of view and that is why the rules are the way they are but I recognize that you are being fairly restrained and I appreciate that.
- Shahid, 976 Ormsby Street: One year before I bought home 976 Ormsby Street and I will really oppose the construction of the building which is the plan has been proposed and I think that it will be a great match for the all the residents all in a peaceful street and ultimately have thirty to forty apartments will be constructed in that area and a lot of people will come in that surrounding and ultimately undue car parking problems will start and in front of my home there will be a less space and more traffic and most of the houses and my neighbors having the parents and children and ultimately if such type of future building will come over here and it will create a lot of problem for every family and this is not making ease by constructing the building, in fact, it is making a problem for everyone in the surrounding neighbourhood. Thanks.

- Rick Salhani, 770 Little Hill Street: I can't give it to them or I will start swearing and I don't want to do that. I have almost five hundred calls to the City of London with complaints over the years. I'm not sure why everybody is surprised about all the complaint you're getting. Hamilton Road does not need more people. I do understand that we need to clean up some of the buildings. I actually live on Little Hill Street, 770 Little Hill. Mr. van Holst doesn't even answer my calls anymore although I vote for him because he is sick of hearing from me. I was also the one that reported the grow-op. You've got landlords, absentee landlords, so to have these buildings built four storeys high now overlooking our homes is ridiculous. You've driven all the hookers out of Dundas Street over there, I at least twice a week have to wait five minutes to get around the hookers on Hamilton Road to go to work. You've got the building at the end of Little Hill Street and Ham, the old Hub Variety, which was right across from the church, a United Church, Hyatt Avenue United Church is a disaster, an absolute disaster, and nothing has been done, they have been burned down twice and rebuilt without permits and I know that for a fact. You know, you've let standards go horribly so increasing people you move the coffee house from Dundas over there but the police don't come they take their time but you've never given anything, it's like moving your free injection site somewhere, you might as well put it on Hamilton Road and just tell them to do whatever, they steal, they steal our central air units, the crack heads. So I am in favor of Hamilton Road being rezoned. [Councillor Cassidy: Excuse me Sir. Go ahead Councillor Turner. Councillor Turner: I thank you Madam Chair. My apology, sir, if I could just ask that to that we refer to people with the most respectful tone, terms like "crack head" are not appropriate for the Chamber.] Well my apologies I'm just trying to be basic. Sorry. Anyhow it's pretty bad there, your central air units disappear we know. I've even reported to the Police where they sell them right near the Adelaide Street overpass. We have a business there takes scrap in because you can't go to Zubik's anymore without a driver's license on a car like a plate on a car but nobody does nothing. You can see the scrappers what they're, and they're called scrappers it's not, they have a bicycle with a cart behind them but we don't need more people along that corridor, you don't need these big buildings that overlook the residential homes behind. You need to actually just clean it up and people will develop a lot of those properties but when they don't have windows, they don't have anything, the garbage is all go to Hamilton Road and Little Hill Street with the building there, the Hyatt Ave church at the corner and take a look today, you'd be shocked. You can't trust the City to maintain any standards and I could go on for hours but I'll get all upset and start screaming and I lived there and I have owned the house since 1952. I'm the fourth generation to own it. We purchased the home in 1952 and on Little Hill Street almost seventy percent of the people are all family people that owned it and I like the area. I own eight houses, I can afford to live somewhere else, I choose to live there but when you don't do anything about decrepitating buildings and stuff like that who's going to build what there. Businesses won't come, not until you clean it up.
- Brian Lacey, 829 Stedwell Street: I just want to sum up by saying I agree with what most people have said here tonight. There's a real problem with drugs and prostitution in the area and I'm very much against the four storey walk-ups. I'm just on the south side of Hamilton Road and as it is right now I, I have half my day blocked by a tall building near me. I really wouldn't want to have the rest of the sunlight whipped out. That's about all I have to say. Thank you.
- Bonnie Robinson, 821 Stedwell: Which is just right at the sort of the corner of Hamilton Road and Rectory and there's a building behind me that he has built to the property line and he has tenants in there and if I said what I thought of them I would likely be criticized so I won't, but I find drug paraphernalia in my backyard. They use the window that overlooks my backyard as their back door and go constantly through my backyard. I'm afraid to go into my backyard. My niece, who lives with me and her daughter, are afraid to go into the backyard it's just, and the garbage, they throw the garbage out into my backyard and it's just not right. I've, my, this has been the family home, my mother, who died a couple years ago at a hundred and two went to high school from this house so it's been the family home for over eighty years and the neighbourhood used to be nice, now it's trash and, like, I just I don't want to see any

more housing like putting people in that are like the people that are back there because, yeah, I have confronted people in my backyard before. I've called the Police and tried to have been charged with trespassing and was told that it's kind of pointless because they have nothing so they'll just get a ticket but they'll tear up and nothing will be done so I am fed up and disgusted with the area after living in that area for 80 years the family.

- Jane Dearmo: I've lived on Hamilton Road for forty-five years. Can you hear me OK? [Councillor Cassidy: Yes. Can we get your name too, please?] Jane Dearmo. I've watched a lot of transition over the forty-five years. I just don't think we're ready for three floor or four floor walk-ups. I have to call the City three, four times a year to come for my garbage because we live in the area on Hamilton Road between industrial and residential. I think our leaves were there for 5, 6 weeks this year waiting and waiting and were being rained on and everything and I agree with these gentlemen I know what that corner looks like, that V corner, it's the worst corner in the city for garbage and junk. Why doesn't the City enforce their by-laws to get this stuff out of the way? I'm sorry I'm pretty nervous. We are built, we have a builder that's beside us, an owner that sits beside us who has a building on that, on the property line. We have a huge thing of PSB's hanging over on our property. We have spoken to Hydro, we've spoken to everybody, oh yes we're going to get that out of there. It's still hanging there and one of these days it's going to fall and I don't know whether it's empty or whether it's full. I don't know who to go to to get the answer from we, we've been from this floor to that floor to next door to out at the end of London and back again and everybody, well you better go here, you better call there, and we've never gotten it resolved in all the years we've been there. I just don't think we need this three floor walk-ups. We have a young lady in our area who looks after the prostitutes for us this if they're out on the street or their hitchhiking or anything she just yells and screams until she gets rid of them but of course they come back and I was a letter carrier and I'll tell you three floor walk-ups do not do well and that's all I have to say.

- George Carrigan, East Side Bar and Grill, 750 Hamilton Road: I was born and raised here in London in Old South and I had an opportunity to pick up a business out in Hamilton Road, formerly J.R.'s Country Parlour and all the stories that kind of go along with that establishment. It had a reputation of being a rough and tough kind of neighbourhood but what I found was you have got a lot of people with a lot of pride about their homes and where they live and where their children grow up so after twelve years you know you see this day in and day out. You see all the bad and you see all the good. I don't, as far as the high rises go, I mean I have an establishment that I have been thinking maybe I should go higher now listening to more people I am thinking that is the wrong thing to do. We're fortunate where I am that the women of the evening that maybe we should take a European stab at this thing and get it indoors and get it controlled and get them off the street. The drug issues are all city-wide, it's just the nature of the beast and it's unfortunate whether you're Old South or West end or East end the problems are the same. Unfortunately, we along this corridor, you know, which the façade part of it of the beautification of Hamilton Road would be absolutely the best thing that can happen. We are unique. We are a neighbourhood pub, we are a music venue. In twelve years, you know, we were recognized for the first time back in 2017 of being Venue of the Year with the Jack Richardson Music Awards. Accolades for us, you know the pride that came in with it and the people that frequent us that keep us in business and we police our own so to speak there to be very honest. I don't know what else to say. We definitely need some help there for sure. I don't think that, you know, people are born and raised and haven't left or maybe left and have always come back and that is just the way it is. It is very much a residential as much as that front piece is all commercial or mix-matched, you know, it is just unfortunate that there isn't more landlords that would take, you know, do the things that they need to do to make it right. I appreciate your time. Thank you.