

PUBLIC PARTICIPATION MEETING COMMENTS

3.8 PUBLIC PARTICIPATION MEETING – Application – 345 Sylvan Street – File OZ-9297

- Councillor P. Squire: Is there a staff presentation on this matter?
- Leif Maitland, Senior Planner: Yes, we do have a presentation prepared.
- Councillor P. Squire: Okay. Go ahead.
- L. Maitland: Again, these presentation slides should be available on the agenda if you're following along at home or the committee rooms. The application before us this evening is an application at 345 Sylvan Street File number OZ-9297. It's an Official Plan and Zoning By-law amendment. On the first slide that we have shows the site and its context 345 Sylvan Street is at the end of Sylvan Street located behind houses along High Street and Balderston Ave. as well as adjacent to an existing apartment building on Percy Street. Moving on to the next slide within the London Plan the site is located within the neighbourhood place type and is neighbourhood place type itself. The current zoning is a community facility five or CF5 zone that zone is the result of a historic group homes located on the site and that is currently in the process of being demolished. The requested amendment made by the applicant and again that was the Housing Development Corporation of London, are first an Official Plan amendment to permit a low-rise apartment building on the site and a Zoning By-law amendment to permit for a three-storey forty-two-unit apartment building. There are special provisions associated with that and they are for twenty-one parking spaces for a forty-one square meter one bedroom size, for twenty metre frontage which is recognizing the existing frontage based on the current property fabric and finally for a front yard accessory structure that would allow for bicycle parking in an accessory structure. Moving on to the next slide we have the concept plan as provided at this point in time, you see the park or the apartment building kind of an L shape building situated towards the north and west of the site, if you recall from the previous context images there's a three storey apartment building immediate to the north so it kind of mirrors out if you will and it also spaces away from some of the lower rise adjacent neighbours to the south and east. There are two parking pads in the front and the bicycle parking in this concept is along the western property line although in consultation with the applicant it's unlikely that we would be supportive of that, that location at site plan. There's a number of amenity spaces located around the property. So, as at the completion of this presentation there's only one response from the community since then there have been two other responses which should have been shared with the committee at this point. Concerns raised to date relate to overflow parking based on the twenty parking spaces proposed and the kind of short street that it's located at the end of, one resident complained or sorry commented to indicate that there've been complaints around bicycle theft on the site we want to ensure that any site design kind of took those and that anti-theft measures are taken into account in designing the site. There's also rigging this site a good perimeter of existing trees and so requests from the people who've commented to date noted that these screening measures would be desirable to be maintained and not just for the protection of the trees themselves but for the for the screening of the neighbours. The two comments that were received subsequent to this presentation being prepared also indicated general opposition to it indicating that they felt that the number of units were too large and the number of parking too small. So, the recommendation from staff, with the full details provided in the report, is to approve the Official Plan amendments to permit a low-rise building apartment building on site, to approve the rezoning for a residential R8 special

provisions zone that would implement and allow for the three-storey apartment building with the special provisions discussed previously and finally to request site plan approval, the site plan approval authority act to preserve the existing trees around the site to the best of, to the best as possible and to maintain their screening for that reason. And then the final slide, it is simply a replication of the recommendation as it appears at the beginning of the report. Thank you.

- Councillor P. Squire: Thank you very much Mr. Maitland. Any technical questions of the staff? Councillor Turner, I don't see you. There yes Councillor Turner go ahead.
- Councillor S. Turner: Mr. Chair thanks for recognizing me and thanks to Mr. Maitland for his work on this file. During a lot of community consultation one of the discussions that was back and forth was that there might be an H5 holding provision, when I take a look at the by-law, I don't see one in there. There's a fair amount of public interest in the site through its evolution and I was wondering if staff might be able to comment on its presence or absence or suitability?
- Councillor P. Squire: Go ahead Mr. Maitland.
- L. Maitland: Sorry just unmuting there. Councillor Turner is correct there was not an H5 proposed. As I kind of stated, through our review of the site we did only receive one public comment and we felt at the time the report was completed that the recommendation to site plan approval to maintain the screening trees which was the one issue that could be addressed through site plan that, that would cover that but that's not to say it wouldn't be applicable. I think that's committee's concern or sorry that it be a committee's call to make.
- Councillor P. Squire: Councillor Turner did you have any other technical questions or do want to save comments for later on?
- Councillor S. Turner: Absolutely, I will save comments for later on it but yeah that was my technical question. Thank you.
- Councillor P. Squire: Thank you very much. So, we'll go to the applicant and Mr. Giustizia again. Do you have any, you don't have to.
- S. Giustizia, HDC: Through the chair, my comments are the same and happy with staff's report just on the matter the holding provision I did talk to the councillor and there was mention of that earlier. I just want to make sure that there's an understanding that wasn't pursued because our work with the city we believe that we've met everything that needed to be met from the community perspective and then the other matters to be addressed through our, through site plan so I'll defer to questions afterwards.
- Councillor P. Squire: Thank you. Alright so members of the public I don't know if they're just in the one committee room or both committee rooms. So why don't we start with committee room five first, see if there's anyone there. Nope, no one in committee room five. So, I'll go over to committee room one and two for people who want to make comments. I just ask you to provide us with your name your address if you would like and you have five minutes to speak, we'll be timing you, so we'll just have the first speaker at courtroom, oh courtroom in my other job, in committee room one and two.
- Clerk: There are no people in committee room one and two for this item.
- Councillor P. Squire: Aright thank you very much your work. If there's no other presentations, then I will move for closing the public participation meeting.