

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – Application – 1414 Dundas Street (Z-9276)

- Councillor Squire: Go ahead with the staff presentation, please. It looks like we have lost someone. Is there someone else that can present this matter or what's. We heard the first little bit and then you were muted so go ahead. Just to clarify before we go to technical questions, am I right for listening to you that the one issue that remains outstanding for the Committee today is the parking lot adjacent to the tree allée that staff is not endorsing?
- Alanna Riley, Senior Planner: So there's the three special provisions that we are putting forth; there's specific policies with orientation to the building along Dundas Street; noting that the irregular, that the property's kind of an irregular shape, that it's got the CN Rail running along it. They are satisfied that the applicant has provided to the best they can to meet this policy. That is why we're including of the 36.5 meter front yard setback just to make sure that they don't go farther setbacks because we know looking at their layout that they can come up that close, if that makes sense. The second provision is we are including no parking between the treed allée and the, any building because it's very specific in the Psychiatric Secondary Plan, the London Psychiatric Secondary Plan that that policy states there is to be absolutely no parking between the building and the treed allée which is a cultural heritage feature and then the last one is the applicant has provided a lovely landscaped, a long skipping area along the treed allée, looking at the London Psychiatric Secondary Plan it does have a specific policy in there that requires a five meters so staff have also recommended in our special provisions that there, that that five meter at least be there.
- Councillor Squire: Alright so that that'll enable the applicant to know hopefully the issues they have to address in their, in their presentation. So thank you. Any technical questions, Committee? Sorry I just thought I would clarify where, what the issues were. There being none then we will go to the public. Is the applicant here to make a presentation? I know there are some representatives. Mr. Campbell.
- Well Mr. Chair, can you hear me? It's Matt Campbell here.
- Councillor Square: I can hear you now. Did you listen to the earlier part of the meeting?
- Matt Campbell, Zelinka Priamo Ltd: Yes I did hear the staff presentation.
- Councillor Squire: Right, so hopefully you can direct yourself to the issues at hand. We understand what the building is and what's staff agrees on, hopefully you can direct yourself to the areas of difference. Thank you.
- Matt Campbell, Zelinka Priamo Ltd: Yes. Absolutely. So thank you very much Mr. Chair and members of Planning Committee. My name is Matt Campbell from Zelinka Priamo Ltd and with us today in our meeting we have Steve Ryall of the Humane Society as well as Tom Tomljenovic from SBM. We can answer any questions that the Committee may have. So the first thing to keep in mind with this proposal is that this is a highly desirable use for the City of London; we think this is a wonderful thing and in terms of, of planning, you know this is one of these feel good projects that everyone loves to see and we're very excited to

bring this to the floor of Planning Committee. Now we'll get right to the chase, the issue at hand is the, is the policy which, which speaks to parking between the building line and lands adjacent to the cedar lane and we did provide a letter that I believe was circulated to Committee Members that offers our interpretation for how this proposal is consistent with that policy. Now I believe the, the comment from staff was that there's absolutely no parking allowed in that location. We disagree with the assessment there because the, the actual policy makes reference to parking adjacent to the heritage, cultural heritage landscape area which is that treed allée and we are proposing a fairly wide landscape strip there, ten meters which is well in excess of what it otherwise would be permitted or not permitted, proposed. That feature allows us to have this interpretation that the parking is far enough away from that feature that we can comply with that policy. The other thing to keep in mind here is when we're, when we're talking about addressing this policy is that this is a highly unique site; this is a highly unique use with very, very specific goals in terms of site layout and if time permits I'm sure Steve from the Humane Society can elaborate but in simple terms what we need to do with this site is ensure that there is spatial separation between the publicly accessible areas which would be that parking area and, and front doors and the, the private areas and animal care areas. I know the Humane Society has had issues with people trespassing and trying to get to animals back when, when they really shouldn't as well as you know people just wandering into animal care areas and the proposed design of this site speaks specifically to addressing those functional needs. That's why when staff originally brought this to our attention we looked at different arrangements for this site and concluded that unfortunately this site cannot be configured in, in a way that staff were suggesting and also meet the unique functional requirements of the Humane Society. What we're talking about the treed allée I think it's also important to note that the comments from heritage planning staff were in agreement with it and we're also in agreement with the Heritage Impact Assessment that we submitted along with the application demonstrating that they were satisfied that the cultural heritage features would be protected. Now, we did, we provided the letter for the Committee's consideration and we certainly would request that the, the Committee would endorse a amended Zoning by-law that would be brought forward so that specifically would be to amend, I understand there is the amendment to Roman numeral one which I believe Alanna already mentioned and we're also requesting that Roman numeral two to that by-law be removed entirely. If we have a little bit of time, I will invite Steve to say a few words about how the Humane Society is excited to, to be on these lands and the prospects for moving forward.

- Councillor Squire: You have one minute left.
- Steve Ryall, Humane Society London and Middlesex: Okay. Thank you for the opportunity to speak. It's Steve Ryall, the Executive Director of the Humane Society London and Middlesex. The Humane Society has been in the in the community for over one hundred and twenty years now sitting on a site that's just under one acre and nine thousand square feet. The new facility will move us to a thirty-seven thousand square feet (eleven acre) property that will allow us to really fulfill all the requirements for animal welfare in today's standards. One thing I want to really push is that we're not just building a shelter here, we're building a community center. This community center will offer the opportunity for kids camps in the summertime, school programs during the school year, there's a large public event hall that will be rentable and also used for, you know, that that rehabilitation of older animals during the day where they can actually get out and move around a little bit, with our winters that's made it sure tough over the years. The Education Center will be also opportunity for groups, local groups, to meet in and have different meeting rooms at different times of the day and, and really just a neighbourhood regeneration program here. The public support has been huge

and I would like to talk about the layout of the building. I've been to twenty-nine Humane Society shelters across North America in the last two years and, you know, it's built for that and its designed in that way for our partnerships and agreements with provincial animal welfare services and the London Police Services, the building and the layout provides an excellent opportunity to protect those animals from the general public and also from the general public from them in certain situations and so that, that eastern portion of the property would be fully fenced with runs inside of it that the animals would be able to use as long, as well as trails and trees around.

- Councillor Squire: Mr. Ryall, you're running up close to six minutes. I'm trying to indulge you a little bit but if you could wrap up that would be great.
- Steve Ryall: I'm good and appreciate the extra minute. Thank you.
- Councillor Squire: Thank you very much. Are there any other public presentations that we're aware of in either of the rooms or online? I wasn't aware of any. Does not appear so. So I just need a motion close the public participation meeting.