

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – 526 Oxford Street East (OZ-9303)

- Councillor Squire: I see Terra Nichols, you have a report. Sorry? Oh. Is there a staff report for this? Sorry, Ms. Nichols, I see you on the screen, I don't know why. You're on mute now. You're on mute. I can't hear you because you are on mute.
- Terra Nichols, Applicant: Hello.
- Councillor Squire: Are you with the applicant?
- Terra Nichols, Applicant: I am the applicant and then.
- Councillor Squire: Okay, that's fine. I was just trying to determine who you were, and I saw you on the screen, I wasn't trying to put you on the spot. Mr. Campbell, we'll come to you in a second, I want to see if there's a staff presentation.
- Terra Nichols, Applicant: Okay. No problem. Yep. Matt should be on soon.
- Councillor Squire: Staff? Okay. Thank you very much. Any technical questions only from the Committee? Councillor Hopkins.
- Councillor Hopkins: Yeah, thank you. I do have a technical question for Mr. Smith and I appreciate the update here in the presentation. The boulevard parking, I'm not exactly sure how that works. If you can sort of further explain that, when I look at the map I see there's additional parking because of that wide boulevard but is, when we, if this is approved to move forward would it be up to the applicant to proceed with the boulevard parking and is this how it is going to look like? I would just like further understanding of the extra parking that may be required.
- Craig Smith, Senior Planner: Thank you.
- Councillor Squire: Go ahead Mr. Smith.
- Craig Smith, Senior Planner: Thank you Councillor. Through you, Chair, as shown on the map that I had put in with the presentation, yes, as noted, there's the two blue spaces are the actual two spaces that are permitted right now with boulevard parking agreement with the City of London. The balance of the lands are non-conforming spaces so the request, and we're satisfied that the existing parking conditions, excluding the non-conforming conditions that are there, can accommodate parking, can accommodate the use as parking can be fronted on William Street and also alternate forms of transportation can be taken to the site but what we are suggesting is that the applicant would go and apply for boulevard parking to see if they can create more spaces in the boulevard if that's appropriate, but, if not, like I had indicated, the existing situation is, is sufficient to accommodate the proposed use.
- Councillor Squire: Thank you. Mayor Holder?
- Mayor Holder: Thanks very much Chair. I'm somewhat familiar with that area of boulevard parking insofar as our family business is at Waterloo and Oxford, just down the street, but I thought that was, if I recall, for the boulevard parking that we applied for as well, which, by the way, is a bit misleading it just means the

right from the center of the road to the property line controlled or owned by the City and you can rent that, which we did but ours was a thirty foot so I'm just trying to understand how one gets to go from thirty to forty, is that just a function of, is that a geographic designation or is it just depending on how the space is configured?

- Councillor Squire: Mr. Smith?
- Craig Smith, Senior Planner: Through you Chair, the reference to the forty meter road allowance is the actual distance from one side of the property line across the street to the other side of the property line. In the old neighbourhood, the Old North neighbourhood, was laid out with these incredibly large, at the time I think it was as the military liked it, was these wide boulevards and the boulevard is actually forty meters wide from one property line across the street to the other property line. I was referring to the size of the actual parking spaces in the boulevards themselves.
- Mayor Holder: And I understood that last point to be the case. Thank you very much for that clarity though. It isn't a function of the size of the property itself, not the, not necessarily that in one spot it's thirty, in one it's forty just by geography.
- Craig Smith, Senior Planner: Yes, that's correct. Thank you.
- Mayor Holder: Okay. That's helpful. Thank you very much Mr. Chair.
- Councillor Squire: Any other technical questions? There being none then we are going to the public and I will let the applicant speak first and Mr. Campbell, I wonder, you heard a little bit of talk about parking, so it would be wise probably to address the issue of what your client's plans are with regards to boulevard parking that has to be applied for. That would be helpful.
- Matt Campbell, Zelinka Priamo Ltd.: Sure. Thanks very much for Mr. Chair. My name is Matt Campbell and I'm with Zelinka Priamo, here on behalf of the applicant, Terra Nichols. I'm in agreement with everything that Mr. Smith has said. We have reviewed the draft by-law and are certainly in agreement with that. Certainly would encourage Planning Committee to endorse the proposal. I think we can all agree that this is a valuable and desired use along this portion of Oxford Street and I can tell you we are going to be coming in with more applications for similar type uses in the immediate area very soon. It's consistent with the direction that Council has set forward in The London Plan and we're very excited for these types of uses to be coming on board on this section of Oxford Street. In regards to the boulevard parking, what I can say is that this is an existing situation that has existed for quite some time. When my client, Terra Nichols, purchased the property, the boulevard parking was already existing. At this time there's no plans to change that, the parking situation functions well for the site and as Mr. Smith pointed out, completely sufficient for the operation of both the existing building and the building as it's proposed to be used so we don't have any concerns about the boulevard parking right now and if my client wants to take further steps and look at a different parking configuration, perhaps she may do that in the future. I don't believe that there's any proposals to do that at this time. I don't believe I have anything more to add to the discussion other than the questions that have already been asked and the information provided either by Mr. Smith. I will ask if my client Terra has anything else to add for the Committee's consideration. Now is your opportunity Terra to address the Committee and provide any other information that they wish to hear or about the use.
- Terra Nichols, Applicant: Okay. Can you hear me?

- Councillor Squire: We can hear you, but we can't see you. We could see you before, now we are just hearing you which is sufficient. That's fine.
- Terra Nichols, Applicant: Okay. I'm not sure what happened there.
- Councillor Squire: Don't worry.
- Terra Nichols, Applicant: We purchased this building six to eight months ago. My husband does Botox and filler so under medical is kind of what our real estate agent, I guess, did. We had a commercial agent, he knew we had a hair salon as well. We're a small business, we've been open three years, with Covid this has been a tough year in general but we did go through the right measures when we bought the building, we just trusted our agent and I guess should have called the City. It was our first commercial buy and we learned our lesson but it's a small business, it's our family business, we're just excited to get up and going again and we're renting a temporary location which isn't in the best neighbourhood so we're excited to move so this is a very stressful time of year with Covid and everything else but we are going to take great care of that building, you know, we've already repainted the parking lot, working on the gardens, we painted the building. We're going to be great tenants. We're just hoping that we can, you know, move forward with both of our businesses not just my husband's and that's what we had bought the business for. Hopefully you guys can allow this to go through and we will be great commercial property owners.
- Councillor Squire: Thank you very much. You're very lucky, you are proposing a development in Ward 6 which, as most of my colleagues know is the best Ward in the City of London bar none so that's a really good start overall.
- Mayor Holder: It's certainly one of 14 Chair.
- Councillor Squire: Alright. Alright. So with that we'll see if there's anybody else from the public that wants to address the Committee. Is there anyone? There doesn't appear to be anyone so I'll ask for public participation once, twice, three times. Motion to close the public participation meeting.