

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – 16 Wethered Street North

- Councillor Squire: Staff presentation. I think the presentation is at page 209. Am I correct? The Added Agenda?
- I believe so, yes.
- Thank you. Just for staff, for Committee's reference if you are looking for it, that's where it is. Thank you very much. Go ahead. Thank you very much. As I indicated we will go to the applicant, let them present and then we'll do the technical questions. The applicant, go ahead please.
- Mr. Chair, it's Matt Campbell from Zelinka Priamo. Can you hear me?
- Councillor Squire: Yes I can.
- Matt Campbell, Zelinka Priamo Ltd.: Wonderful. Thank you very much. Once again, Matt Campbell with Zelinka Priamo. I'm here with the applicant Phil Pattyn. Committee what you have in front of you here really boils down to interpretation of policies. Obviously you've heard the City's position and we don't agree with that position and we don't agree for two principle reasons. I believe the last point mentioned by Ms. Riley there was that this site doesn't have any special attributes. We contend that it does have special attributes and it's unique in its context on the site and when we're talking about the Near Campus Neighbourhood Policies there are two points that I would really like to bring up for Committee to consider: 1) is that the site is, in fact, unique; and 2) is that it is not located in the interior of the neighbourhood and those are the two key points that, that really, that, that Planning Committee should be mindful of when making a decision on this application this evening. When we look at 16 Wethered Street it is a very, very large lot. If you can look at the air photo there is a huge backyard area that is not being used. This is an excellent site for appropriate redevelopment and appropriate intensification so the reason why is this unique, not only because it's a large site, but also because of its location. It is literally a stone's throw away from Oxford Street. Those properties that front onto Oxford Street, those will be redeveloped under the policies of The London Plan for apartment buildings and mixed use buildings up to six storeys in height. We have received correspondence from the owner of 1160, that's the corner property, for a development proposal for a five storey apartment building. When we look at the context of that site versus 16 Wethered Street, again, it really emphasises the fact that perhaps there could be a transition of uses here going further North to the interior of the neighbourhood. When we're looking at those, those building heights it really doesn't make sense to leave this relatively large property with one unit on it. I hope Planning Committee was provided with the letters that were sent in just this morning. There were approximately seventeen letters from the public that were in support of this application. I'll, I'll leave it with Planning Committee to review those as well. The other points that I really wanted to make were the site, it is not in the interior of the neighbourhood. This is on the edge, the periphery of the neighbourhood, not the interior. If this property was fifteen, thirty, twenty-five, meters North I don't think we would be having this conversation today but it's right on the edge and it certainly warrants consideration especially when we have land use policies on literally the next property to the South that would permit a six storey building. We provide that, that this redevelopment proposal for eight two storey townhouse units is appropriate for this site. We think it makes a lot of sense and we would ask the Committee to provide a motion to recommend approval of the application which is contrary to the staff recommendation. I do have the developer, Phil Pattyn, available and we can

answer any questions and I will ask if Phil has any comments he would like to make to Planning Committee at this time.

- Councillor Squire: Go ahead. Okay. I don't think I have him here. He doesn't have to make comments.
- Matt Campbell, Zelinka Priamo Ltd.: Okay.
- Councillor Squire: He can make them later.
- Phil Pattyn: Hello?
- Councillor Squire: Oh, sorry. Are you there? Mr. Pattyn? Okay. I'm going to move on to the Committee to ask technical questions. Technical questions only about, to the applicant or the staff, our staff, please. There are none so we'll move on to the public.
- Roberto Voivoda: Hello.
- Councillor Squire: Yes. Who is this?
- My name is Roberto Voivoda and Moo and we live at 1166 Afton: 1166.
- Councillor Squire: I'm sorry? What street did you say? Did you say Afton?
- Roberto Voivoda: No. Sorry, 1166 Bobby.
- Councillor Squire: Bobby.
- Roberto Voivoda: Correct. We're actually right beside the opposed, or the building that is being proposed.
- Councillor Squire: Alright. Okay. Go ahead sir. You have up to five minutes.
- Roberto Voivoda: Thank you very much. We're opposing it for the 16 Wethered Street zoning amendment to be allowed for the eight storey building. For us, it took us a lot of effort and lots and lots of tries to actually try to get a house. The reason we liked this area in general was because it's a nice quieter family area. It's actually not right off of Oxford, it's in quite a ways so it's in a residential and it's a lot better for our kids which is two and four years old. We moved here on August the 1st so less than six months we have actually received a letter from the City about the planning application. We were very sad about the news for such a large building going in just because the whole area around it is nothing but just small houses. When we look at the aerial mapping, it actually isn't right off of Oxford, it's actually quite a ways in the center of all of these nice, small family homes, low density houses. We are a little concerned for many different reasons, for privacy, for the backyard, we have our kids out, for safety, with, we look at the proposed building, for the two storeys it looks, literally, right in to our backyard where the kids play, right into the kids building, like their bedrooms and we are concerned about the density of people, if it's going to be more students or not.
- Councillor Squire: Can I just – there, just to be clear someone else is talking and we're sort of getting two voices so it would be great – if someone else wants to speak they can speak afterwards if that is ok.
- Robert Voivoda: Okay. That's my wife.
- Councillor Squire: Oh. Okay.

- Robert Voivoda: We had lots of different things and we didn't know exactly everything that was going to be proposed for this where between the two lots there's just a very small chain link fencing as well. There's lots of different things that we're opposed to for this being built.
- Councillor Squire: Okay. Go ahead.
- Hi Councillor. This is Moo speaking. I'm one of the partners of the neighbourhood of the property. Bobby Street. 1166.
- Councillor Squire: Okay.
- Moo Ching Chang: I am speaking to the meeting for 16 Wethered Street application for eight unit two storey townhouse development. I'm actually opposing it because it is for my family and our safety concerns and privacy and I hope that the proposal will not be able to go through. It's just that I know that it's not for, for the commercial or business perspective is they could probably, you know, make more money and be able to utilize the backyard for a single property but if it comes to a unique property I think that the backyard for that is actually not quite enough for the space plus the whole property is in the middle, in the center of all the low density residential so if you put in the eight unit townhouse and right across, right behind and viewing into our backyard. It just makes me and my kids will not be feeling safe or comfortable, be able to let them go outside and play and exercise for the approving. This is my concern for it.
- Councillor Squire: Okay. Did you want to add anything else or is that fine?
- Moo Ching Chang: Yeah. I also will worry if my two kids that, two and four, we just move in here less than a year and we were thinking to raise them in here quietly and safe because we are just down the road to the Catholic school primary Blessed Sacrament and then we were thinking about the other Catholic schools St. John II and we were thinking to live here until they grow up so we were actually very sad and upset.
- Councillor Squire: Okay. Thank you. Thanks to both of you very much. We appreciate your comments. Thank you.
- Moo and Roberto: Thank you.
- Councillor Squire: Thank you.
- Moo Ching Chang: My two kids, two and four and we move in here less than a year.
- Councillor Squire: I know. Yes, you told us that. I think we've got what you're saying. Is there – I thought you were done. Is there something else you wanted to add?
- Catharine Saunders, City Clerk: Mr. Chair, another individual on the call was unmuted so they were – it was delayed. We have muted that individual.
- Councillor Squire: Okay. Perfect then.
- Catharine Saunders: We do have one more.
- Councillor Squire: Perfect.
- Catharine Saunders: individual.

- Councillor Squire: Great. Thank you.
- Catharine Saunders, City Clerk: Judy Vatcher.
- Councillor Squire: Go ahead.
- Judy Vatcher: Hi. I live at 22 Wethered Street with my husband Jim and he's here as well. We have a few concerns about the property. One of them is that we are right next door to that and our backyard is, their backyard is going to be facing our backyard so we're going to have eight units that are going to be looking onto our backyard and we're concerned about the noise. Once people get in there I'm, from my understanding it's only going to be about five or six meters from the start of the building to my property line so, of course, we're worried about people in there that these are their backyards or if it was their front yard, either one, we've got the noise from them. If they have dogs, let's just say that even half of them have dogs then there's barking dogs not just one that you have next door to you but eight or four or whatever it would be. We were told that there is going to be a fence between the property and some trees and that which is good. I don't know how high the fence is going to be, we want it high enough that people aren't just able to look over the fence and into our backyard. Things like air conditioning going on and off times eight, you know, it just seems like a lot of people in that spot. One of the things that was brought up was the fact that it's a huge lot and there's all kinds of space in behind but if you look at the aerial picture, all the backyards are like that in this neighbourhood. That's not unique and if this zoning goes through then how many other people are, you know, going to do something like that. The other concern I had was garbage. We don't know how that's going to be handled but I think that's the main part of it for me. Whatever happens we're willing to work with the people but if you are asking me do I want this or not, no. I guess that's all I have to say.
- Councillor Squire: Great. Did your husband want to add anything?
- I think Judy covered most of it, mostly concerns like we have been here as long-time residents and this is your country-like yard right here. I'm from the small town of Kincardine and my property has gone from that to like double to single and smaller, it's being dwarfed. The worst part is we're going to have traffic right out, they're going to turn in right there where we are, where this stands now and we don't want that and there's so many young kids along here now and the people speed, go flying by. We just want to see, make sure they're safe, we're safe and people aren't just partying and whatnot in the backyard all the time.
- Judy Vatcher: There's only room for one spot, I think, for somebody to park or maybe there is a garage there too but, you know, there's enough parking on our street as it is. Sometimes in the evening there's three or four cars in the front of our house and what's it going to be like when you've got eight more people in there and they've got friends over and stuff like that.
- Councillor Squire: Okay.
- Judy Vatcher: Alright.
- Councillor Squire: Thank you very much for participating. We appreciate that. Have a really nice evening.
- Judy Vatcher: Thank you.
- Councillor Squire: Thank you. Any other members of the public?

- Catharine Saunders: Mr. Chair I believe that is it. We were expecting a Christina but I have a Christine on the call and I believe Christine is here for another item so without the last name we're not totally sure but I think that's good for this item.
- Councillor Squire: Okay. Thank you very much. I appreciate that. We'll need a motion to close the public participation meeting.