

PUBLIC PARTICIPATION MEETING COMMENTS

3.7 PUBLIC PARTICIPATION MEETING – Application – 180-186 Commissioners Road West

- Councillor P. Squire: Thank you very much. Is the applicant here? Hello is the applicant online?
- Matt Campbell, Zelinka Priamo Ltd.: Mr. Chair it's Matt Campbell from Zelinka Priamo. Can you hear me?
- Councillor Squire: Yes, I can hear you now so if you'd like to go ahead that'll be great.
- Matt Campbell: Wonderful. Wonderful. Thank you very much Mr. Chair. With me tonight is Kamal Baroudi, the developer on this project. We've been working on this file for some time and thanks to staff for the verbal presentation there. Staff have been quite helpful in processing this application and I'd like to point out that staff were extremely helpful in helping us consult with the public as well as was mentioned at the end there. So, this is a development that we're quite excited about, a four-storey building at the corner of Commissioners Road and Viscount as was noted. There will be some design changes through the site plan approval process reflecting some of the comments that were received both from staff and from the Urban Design Peer Review Panel and we're working on those at this time. There is a significant road widening process that needs to be taken into account here for the widening of Commissioners Road West so that has been taken into account that's why we have the site layout that we have with you. One thing that I would like to point out for the Committee's consideration is that there is a large area around the periphery of the site, due to the odd lot lines that we have to work with the parking arrangement doesn't line up with the lot lines and that has resulted in larger than expected or larger than normal landscape setbacks that we can use to plant a significant amount of trees that would enhance the privacy for the neighbours. As staff mentioned we did consult with the neighbors in the area and that was one of the primary concerns that we heard was you know in the landscaping, fencing and how this development was going to be buffered and I believe those discussions were quite positive. We took some points away that we're going to work through the site plan approval process, and I think it was largely a positive discussion. In terms of the London plan this is right up the London Plan's alley in terms of height, scale, density that was being suggested from that plan and that's where we took our cues from in this proposal. I think staff did an excellent overview of the development. If there are any questions that Committee or public has for us, we'd be happy to answer them.
- Councillor Squire: Thank you very much. From the Committee, any technical questions for either staff or the applicant? There being none we will go to the public.
- Colin Sutton: Hello?
- Councillor Squire: Hi! You're in the meeting now. Could I have your name please?
- Colin Sutton.
- Councillor Squire: Alright Mr. Sutton you'll have five minutes and I'll start your time now and you can go ahead.

- Colin Sutton: Thank you. Just a few concerns I did address them in the email earlier today to Deb regarding what was brought up just in that conversation here that they did an assessment at the intersection that said that there wasn't any issue but that assessment have to have been done before the seven-storey building that's going there up now so we still don't know we still don't know what kind of impact at that intersection that seven-storey building is going to dump in to that intersection which is already overstressed. The other one is the parking that is being applied they don't even have enough parking spots for the tenants, or the tenants there let alone I think there's only four visitor spots so where is all the extra parking going to be done? It's going to have to be overflowed onto Viscount Road. Now Viscount Road is also a main pedestrian traffic area for all the kids going to the two schools directly up the street there is already an increase in the amount of pedestrians coming across that intersection now you start adding parked vehicles there and the way that some of these drivers in the city like to drive and that's just the that is a recipe for disaster. Personally, for our own because I'm literally on the corner of Viscount and Commissioners and we can't even get out of our driveway now as it is. I think that it would be nice if the City took into consideration or at least there to be an x-spot in the turning lane there to give us a chance to at least get out especially if they seem bound and determined to go ahead with this complex. Personally, I believe that we've already done our part in the intensification and the infill for this area there is, we've already had a couple of apartment buildings directly across the street go up right behind them, there's two more already going there. This isn't a nice quiet neighborhood or was it doesn't really need another apartment building stuck in the middle of on this site I think we've done our share for that and I guess that's it. I'll wrap up early, so you guys don't have to stay late.
- Councillor Squire: Thank you very much, we appreciate your input tonight. Next speaker?
- Hi! We're Lori and Ray Gonsalves at 549 Viscount Road across from the site proposal.
- Councillor Squire: Okay.
- Lori Gonsalves: Prior to. I'm sorry.
- Councillor Squire: Go ahead.
- Lori Gonsalves: Okay. Prior to buying our detached house we researched the by-laws for the lots in question and sought clarity from the City on future development. We understood that a multi-residential building to go on that corner, a three-storey building with green space and driveways to the municipal address at Commissioners Road and adequate parking for tenants and guests, won't reduce our access to our driveway, violate our privacy or put pedestrians at risk in our school zone. We trusted City of London would not amend those by-laws and endanger our property and our lives. Zoning laws exist for the well-being of the community and apply equally to owners, developers, and government. Yeah, if a homeowner asked to increase the size of their house and encroach on to the regulated exterior side yard depth by forty-six percent and forty-nine into the interior, City of London would say no. If they proposed to increasing the approved height adding balconies that would hang over the sidewalk, City of London would say no. If they were on a corner and wanted to pave over their entire yard and build a triple wide driveway on the adjacent street, City of London would absolutely say no so why are we here. The goals of the rapid housing and building a sustainable city aren't to squeeze people onto a tiny lot. It isn't to design oversized buildings with balcony perched a half meter from

major road. It isn't to add physical barriers at intersections that reduce driver's visibility and endanger pedestrians. It certainly isn't to make a prejudicial and elitist assumption that families, caregivers, and guests won't have cars to park, it's to provide affordable homes for people to live with dignity and safety. Intersections are where conflict occurs moving the access point to Viscount from the municipal address will escalate current dangers at that intersection. Prior to COVID restrictions we have local traffic, vehicles ushering children to school and drivers using Viscount as a shortcut. Our speed limits are seldom obeyed. The seven-storey Vida Living building on Viscount is nearing completion, its occupancy will significantly increase traffic congestion. At the intersection Viscount has a short left turn lane, a right turn lane and twice daily a school crossing guard to stop impatient drivers from turning into the crosswalk. Now the entrance to it is at the terminus before proceeding through the intersection cars and delivery vehicles will have to wait at the light on Viscount, no vehicle behind will be able to turn right onto Commissioners. Traffic will back up and prevent access to the right turn lane. If City agrees to this site concept, you'll add another access road on the southeast corner less than thirty-five meters from the intersection. Vehicles exiting Commissioners on to Viscount will have to turn left to access that site and there's no road space to add a turn lane. Visualize that during peak times when COVID restrictions end as they sit a few car lengths from the busy intersection waiting to turn left, vehicles and busses won't be able to turn off Commissioners. At peak times one car waiting to go straight into Vida Living and one car trying to turn left into this proposal will bring north and south bound traffic on Viscount to a standstill. Public transit will be immobilized. Ambulance, police, and fire trucks won't be able to navigate the congestion and vehicles won't have space to provide clearance. Lifesaving moments will be lost for people near the junction and in our school zones. Vida Living will be fully occupied this winter before adding more traffic to the intersection conduct the due diligence investigation into this statistical reality of that occupancy without COVID restrictions limiting traffic then do a traffic impact assessment. Without due process to measure defined traffic changes at the terminus on Viscount it's impossible to assure the community that a second gateway out Viscount won't increase

- Councillor Squire: You have one minute remaining.
- Lori Gonsalves: access reduction, risk road efficiency and driveway access alternatively decrease the City of London future liability and financial impact. Design a size appropriate building with access off Commissioners. Yes scaling back will cause rentable units but families gain standard of living, drivers, pedestrian, and homeowners gain safety at that intersection how much is even one life worth. Children have low impulse control and slow reactionary skills. They lack the cognitive development to recognize the pedestrian risk in time. Impatient drivers make tragic mistakes especially at intersections please public safety first. Thank you.
- Councillor Squire: Thank you. Next speaker. Next speaker, go ahead.
- Hello?
- Councillor Squire: Yes, your name please.
- Yes so, my name is Sean Collins. I'm not sure if I'm on the right spot on the line but I'm a resident at 545 Viscount right across from the proposed development.
- Councillor Squire: Okay go ahead Sir.

- Sean Collins: Thank you okay. So, I'd like I just like to, I are very much agree with the with the other residents have brought up. There seems to be very much a consistency, stern sentiments here.
- Councillor Squire: You're fading in and out Sir.
- Sean Collins: Right can you hear me now?
- Councillor Squire: I can hear you now yes.
- Sean Collins: Okay I'll try and be a little closer close to the computer. So there's a lot of consistency with what the residents have raised and I'm very much in agreement with that. Not agreeing with the height of the building, I think that it's very much too high, not very much too high but definitely too high for the area on Viscount that it will immediately impact. If you're only considering it to be a Commissioners Road address then perhaps the vision of the height would be different but as it's on the corner and the proposed entrance is on Viscount and the City's recommendation to the developer was to even move the main entrance of the building to Viscount it's very much more would be a Viscount address that it would seem to be a Commissioners address and with all of the other single family homes in the area surrounding it the height and the volume of units in my opinion seems to be excessive. If it's something of a lower unit per hectare standard I think would be it would be much more clickable I don't see why they were there would be a requirement to approve that increase when a lower unit per hectare standard was what was in the previous planner regulation whatever it was. Additionally, the parking although it can make it, in the city in their report stated that it was common to have a one for one parking required or parking allotment the size of the parking, the parking spaces and the lack the of any additional ones that it seems unnecessary I think it be much more a much nicer development much more in line with the characteristics of the neighborhood. If there was a little more ample parking and a little less units for the space. Additionally, there's a removal of the city tree on the that's proposed which is quite a large tree it would also provide quite a bit of a cover or privacy rather for the for if any development that would go up there. So I don't think that that tree should be removed and then I just may just have just a couple questions. The first question was what was planned for the actual for the units themselves are they are the plan for rental or for sale and the second question was why the why the layout of the unit seems to all only be single bedroom suites for the and for the entire development. So those are two questions and then those are all of my points as well thank you very much.
- Councillor Squire: Thank you very much. Next speaker?
- Hi! Can you hear me?
- Councillor Squire: I can hear you yep and your name?
- My name is Carol Stewart. And I'm taking the spot.
- Councillor Squire: Okay go ahead.
- Carol Stewart: Thank you and through you Mr. Chair I'm Carol Stewart and I'm calling on behalf of my family at 223 High View Avenue West. Our property, the back of our property line boundaries the new development or the proposed development. I'd like to start by acknowledging our neighbors who have put a lot of thought through their communications with you previously and here today and who also want to share as part of that community. Many of them who have been watching since 5PM so God Bless you all for the time put into the committee.

Thank you also to Barb Debbert, City Planner who helped to I think re-establish some of the lines of communication with the planners and contractors, Mike and Kamal who are representing them here today and Barb particularly listened to our concerns that I think some of the were cited on the updated reports. So, my primary reason for calling in is to read, reiterate the concerns and issues of my neighbors some of whom you've heard from already but also their submissions are contained within your package and also to see if you have any questions for us. In short, we believe that most of these concerns would be at least partially resolved by reducing the scale of this development by reducing the number of units and to build an apartment building that's more aligned with all of the other sort of two to three storey apartments along the south side of Commissioners between Viscount and Andover. There are a lot of tall buildings going up on the north side but that at least there should have been a consistency in character to which we obviously have become accustomed. A couple of points, from my own experience I would speak again to the traffic at the intersection of Viscount and Commissioners. It's already terrifying as somebody who drives my car through there and as somebody who walks an eight-year-old child to school a block away we avoid that intersection as much as possible we'll take the back roads. You've seen and heard of the evidence or the anecdotal evidence that neighbors have communicated around that please be very careful as the City how you manage this new driveway and what it means for how traffic is controlled because it feels dangerous now and I only see it getting worse. The second point that I would speak to in terms of our own family experience with this development is that from the start this had felt very heavy handed and non-transparent. Last year in June 2020 the new property owner clear cut all of the that the urban forest corridor that was along the back of our backyard without an honest or transparent tree assessment or preservation plan. For me there's no consultation for more than a year our home and my neighbor's home have you know many of them, I'm sorry several of them who lived there for you know thirty forty years have been subjected to scorching sun and heat, increased flooding from the deforestation of these many mature trees along the corridor, the loss of privacy and significant increases in noise, light, and dust pollution. As other callers have mentioned there are other construction major construction apartment buildings going up in near vicinity. I appeal to you as also being the Forest City's environment committee and this being the planning committee please do not ignore deliberate efforts to obfuscate poor tree check and I appreciate Matt chiming in earlier recognizing that there's going to be significant efforts to replace the tree corridor however I think it's worth saying that this feels like we were it feels like a bit of a scam no offense. We understand that the City directive to staff

- Councillor Squire: You have one minute left.
- Carol Stewart: Thank you. We understand City directive to undertake to establish more housing options in turn we want you and the developers and the rest the council to understand and respect the character and concerns of our neighborhoods particularly the ones we share for our neighbors and their family's safety. We want our new neighbors who move into this development or other development in our neighborhood to inherit a neighbourhood which prioritize the safety and character so they too can enjoy it as much as we do. We appreciate you taking the time to listen to us and of course as I think of the comedian responding to participants, we're happy to answer any questions that you might have.
- Councillor Squire: Thank you very much. Next speaker.
- Hello?
- Councillor Squire: Yes, can I have your name please?

- Yes, my name is Marty Peterson.
- Councillor Squire: Okay you have five minutes. You're in front of the committee so go ahead.
- Marty Peterson: Yes, I live at 552 Viscount Road almost abutting to the property line sort of a small green space between mine and their fence. There are a few issues that I'd like to raise in regards to this building. For one you did not at all take into consideration when you did your assessment of traffic flow the 75-unit building going up directly across from the intersection at Commissioners and Viscount. You also did your assessment during a pandemic when we were in lockdown therefore skewing the numbers horrendously. The sightline was done in the middle of winter when there was no foliage on the street which greatly obscures your sightlines. A removal of a very well-established tree is lacking for the Forest City. The light and noise that will be created from the backyard overseeing us and the neighbors on High View will be horrendous. The tree removal as already mentioned was done without any consultation or I would put that the fact that it was probably done illegally. The infrastructure itself you're wanting to change from twelve metres to fourteen metres, you're wanting to change to one parking spot instead of a one point two five, all these things nothing would indicate that there is a necessity in this area a three or four building would be more than sufficient for this neighborhood as is already seen in Commissioners on our side south side already with many of them there that have no problem. The application to put in a wooden fence around the property has no validity toward sound abatement, the property values will drastically drop right away entering on to Viscount would be totally ridiculous for the traffic flow. You have a street address of Commissioners and now you want to change it over to Viscount entry it makes no sense at all. The parking structure itself only allows for forty units and forty parking space there is no parking allowed anywhere else you're not allowed overnight parking during the winter on our street you're directly across from the bus stop so then you'll have people coming and going the in and out from a bus stop and trying to traverse across an area where there's traffic coming out first thing in the morning. These are just some of the things that we've mentioned in letters that haven't really been addressed and I'll end it there. Thank you.
- Councillor Squire: Thank you. Next speaker. Hello? Can I get the next speaker?
- Clerk: Mr. Chair I believe that's all of the remote participants that we had for this item.
- Councillor Squire: Right. And there are none in the overflow room? Nope. That appears to be the public submissions so I'll need a motion to close the public participation meeting.