

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – 1408 Ernest Avenue (Z-9385)

- Councillor Hopkins: With that there is not a staff presentation on this application. It is a conversion from a commercial to residential. I would like to go to the applicant if the applicant is here.
- Jay McGuffin, Monteith Brown Planning Consultants: Good evening, Madam Chair. Jay McGuffin again, Monteith Brown Planning Consultants here on behalf of our client Wagdy Botros who is also in attendance this evening with his architect. This is a fairly simple application. It's an existing commercial building in a, at this point, in the 1989 Official Plan, medium family, medium density residential designation. The proposal is its conversion to residential zoning to allow for the development of nineteen or eighteen residential units on the interior, nine on each floor and a provision of sixty-four parking spaces in the existing parking lot to the rear of the building. Through our planning submission, our clients' architect presented renderings of the redeveloped proposal taking the two-story building and converting it using a glass façade for the improvements to the building providing pedestrian connections to the surrounding street, sidewalk and maintaining the existing built form. The London Plan also designates the residential lands for development through the Neighbourhoods place type and the requested zoning is looking for basically the acknowledgement of the existing setbacks in place four meters, sorry I am just skipping to exactly what we are looking for, four meters for the front yard and four meters to the interior side yard to represent the existing building on the property. To rezone the land it would be in to an R8-4 Special Zone. That is, we are in support of the staff recommendation for approval of the application. We've had an opportunity to review the proposed draft Zoning By-law and concur with the recommendations as they are consistent with our application and planning justification report. I will be available to answer any questions of Committee or the public. Thank you.
- Councillor Hopkins: Thank you Mr. McGuffin. Any technical questions from Committee Members? Councillor Turner.
- Councillor Turner: Thanks Madam Chair. Just a couple of quick ones. It looks like this is basically using the existing form. Is there a requirement for site plan on this or are we just doing the rezoning and that is all that is required because it is using the same footprint?
- Councillor Hopkins: If I can go to staff on that? Do we need a site plan for this?
- Alanna Riley, Senior Planner: Through you Madam Chair no site plan approval is required for this.
- Councillor Hopkins: Councillor Turner.
- Councillor Turner: Okay. Thanks. That leads to the second question. There were two comments from Urban Design, one was with respect to private amenity space, it looks like that might be difficult to accomplish. I am not sure if Mr. McGuffin has an opportunity to comment on that. The second one was that pedestrian connection from the rear to the sidewalk to allow for those connectivity's instead of just to the parking lot. Are those things that can be accommodated or contemplated?
- Councillor Hopkins: Mr. McGuffin.
- Jay McGuffin, Monteith Brown Planning Consultants: Through you Madam Chair to Member Turner, absolutely. I would be speaking out of turn; however, I think I

would have to ask our client's architect to speak in regard to the design related matters. Certainly, from a physical perspective, the installation of the sidewalk is not an issue. There are sidewalks that have been proposed as part of the development submission that extend to the entryways to the various units that will be ground oriented.

- Councillor Turner: Through you Madam Chair thank you Mr. McGuffin. I think the other question probably answers itself but just looking at the proposed form there's probably no opportunities for balconies or anything like that as recommended in the Urban Design comments. Is there any opportunity for any amenity space for the residents of this building?

- Jay McGuffin, Monteith Brown Planning Consultants: Through you Madam Chair there is quite a lot of amenity space. Pre-consultation meeting notes may have been on a different variation of this particular application so the plan that was put forward does provide a significant amount of amenity space both before and after the existing building and then a larger open green space at the back of the building as well so there is a fair amount of green space provided on the site.

- Councillor Hopkins: Councillor Turner.

- Councillor Turner: Thank you very much. I appreciate that.

- Councillor Hopkins: Thank you. I'll go to Councillor Hillier. We are right now on technical questions of the applicant.

- Councillor Hillier: Yes. Thank you. Just to continue the line that Councillor Turner was running with, I'm looking at this and it's showing sixty-four parking spaces and I understand when it was a commercial building it did require that many. Has any thought been given to increasing the green space amenity location because I don't think, I'm looking at eighteen units, that sixty-four spaces, that's a lot of spaces for eighteen units.

- Councillor Hopkins: Mr. McGuffin.

- Jay McGuffin, Monteith Brown Planning Consultants: Thank you Madam Chair. To Councillor Hillier there is a subsequent development proposal being considered going forward for the intensification of the rear portion of the property. That was my comment back to Mr. Turner in the pre-consultation some of the comments provided addressed a more densely developed site plan than the one that was actually landed on and coming forward. There will be an opportunity for intensification on the remainder of the property. At this point in time there has been no consideration in terms of reducing the number of parking spaces should the proponent decide not to proceed with an intensification at the rear of the property in the future then I would anticipate that there would be such a requirement or an ability, pardon me, terms of reducing the amount of parking.

- Councillor Hopkins: Councillor Hillier.

- Councillor Hillier: Yes, thank you. First of all, in case of intensification in the rear of this property how many parking spaces have been allocated for this unit?

- Jay McGuffin, Monteith Brown Planning Consultants: I believe your requirement is one point five spaces per unit so sixteen units times one point five is twenty-four units.

- Councillor Hillier: Okay. Thank you.

- Councillor Hopkins: Thank you. I see no other questions from Committee Members. Technical only. I would like to go now to the public. Is there's anyone here from the public that would like to make comments on this application? I see none. I will ask one more time. If there anyone here that would like to speak, please come forward. I see none. I will go to Committee Members to close the public participation meeting.