

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 475 Grey Street (OZ-9406)

- Matt Campbell, Zelinka Priamo Ltd.: Good afternoon Madam Chair, it's Matt Campbell from Zelinka Priamo. Can you hear me okay? Wonderful. Thank you very much and thanks for the opportunity to speak today. We're very excited to bring this application to Planning Committee. Our firm has been working on this particular property for upwards of four years or so now and it's great to see an application come before Planning Committee for the reuse of this site. As Laurel mentioned, it is a thirty-six-unit development in two buildings, two and a half storey stacked townhouse. This is a form of housing that is somewhat new to London; we've done a few what we call triple stacked townhouses and as you'll find in the by-law, there is a specific definition for this. This is simply because there isn't a standard definition that addresses three units. I don't have a whole lot to add to the discussion at this time other than to comment on the CN Rail issue. Just to be clear, the recommendation from the Canadian Railway Federation is a fifteen-meter setback, which we will exceed that. We are working with CN and a Structural Engineer for designing a berm and retaining wall combination so we can potentially maximize the number of parking spaces on this property and make the site function in accordance with all of the guidelines that are being applicable in this case. I do know that there was a comment from the public that's on the Added Agenda, making reference to trees and the notion of providing or contributing to the city's overall canopy coverage. We are intending to provide as many trees as feasible on this site, particularly on the east side where we're doing this berm structure that's required to mitigate against the railway so there's opportunities all over the site to provide a number of large canopy shade trees which we will be looking at through the site plan approval process. I do want to note that staff have been great to work with through this process. I know that everyone these days is under a lot of stress, a lot of workload and we're certainly thankful for the opportunity to work with staff and if I can say, I think Laurel's done a great job with this one so far and we thank her for her work. If there's any questions from the Committee, I'm happy to answer as well as we have the developer and the architect on the call today as well so we can answer any questions that you might have. Thank you very much and I'm looking forward to the Committee's recommendation on this one.