

Planning and Environment Committee

Report

3rd Meeting of the Planning and Environment Committee
January 31, 2022

PRESENT: Councillors A. Hopkins (Chair), S. Lewis, S. Lehman, S. Turner, S. Hillier, Mayor E. Holder

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; H. Lysynski and K. Van Lammeren

REMOTE ATTENDANCE: Councillors M. van Holst, M. Hamou and P. Van Meerbergen; J. Adema, O. Alchits, A. Anderson, G. Barrett, J. Bunn, M. Corby, A. Curtis, B. Debbert, K. Edwards, M. Feldberg, P. Kokkoros, J. Lee, H. McNeely, L. Maitland, L. McNiven, B. Page, A. Pascual, M. Pease, A. Rammeloo, M. Schulthess and S. Tatavarti

The meeting was called to order at 4:02 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lewis and S. Lehman present and all other members participating by remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Turner

Seconded by: S. Lewis

That Items 2.1 and 2.2, inclusive, BE APPROVED.

Yeas: (5): A. Hopkins, S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 2nd Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Turner

Seconded by: S. Lewis

That, the following actions be taken with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on January 20, 2022:

a) the Working Group report relating to the property located at 4519 Colonel Talbot Road BE REFERRED to the Civic Administration for consideration; and,

b) clauses 1.1, 2.1 and 2.2, inclusive, 3.1, 4.2 and 5.1 to 5.5, inclusive, BE RECEIVED for information.

Motion Passed

2.2 3425 Grand Oak Crossing (H-9414)

Moved by: S. Turner
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by 2219008 Ontario Limited (York Developments), relating to the property located at 3425 Grand Oak Crossing, the proposed by-law appended to the staff report dated January 31, 2022, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan), to change the zoning of the subject property FROM a Holding Residential R6 Special Provision (h*h-100*h-198*R6-5(43)) Zone TO a Residential R6 Special Provision Zone (R6-5(43)). (2022-D09)

Motion Passed

3. Scheduled Items

3.1 Housekeeping Amendment to Secondary Plans (O-9346)

Moved by: S. Lehman
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to housekeeping amendments to approved Secondary Plans:

- a) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the McCormick Area Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan;
- b) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the Old Victoria Hospital Lands Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan;
- c) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the Riverbend South Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan;
- d) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the Old East Village Dundas Street Corridor Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan;
- e) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan; and,
- f) the Civic Administration BE DIRECTED to report back at a future meeting of the Planning and Environment Committee with an in-depth review of the Southwest Area Secondary Plan to consider the potential for broader changes;

it being noted that changes to the London Psychiatric Hospital Secondary Plan will be addressed through Official Plan and Zoning By-law amendment (OZ-9328);

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated January 28, 2022, from L. Logan, Vice-President, Operations and Finance, Western University, with respect to this matter;

it being further pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters;

it being further noted that the Municipal Council approves this application for the following reason:

- the purpose and effect of the recommended action is to update Secondary Plans to reflect the transition from the 1989 Official Plan to The London Plan. The recommended action will assist in the interpretation and implementation of the Secondary Plans in conjunction with The London Plan and to improve clarity and consistency of policies and maps in the Plans. (2022-D08)

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Hillier

Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.2 3207 Woodhull Road (O-9429/Z-9430)

Moved by: S. Lewis

Seconded by: S. Turner

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Karen and Eric Auzins, relating to the property located at 3207 Woodhull Road:

- a) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to amend The London Plan to change the

designation of a portion of the subject lands FROM a Farmland Place Type TO a Green Space Place Type on Map 1 – Place Types, and to change the identification and delineation of natural heritage features on a portion of the subject lands FROM a Potential Environmentally Significant Area TO an Environmentally Significant Area on Map 5 – Natural Heritage;

b) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan as amended in part a) above), to change the zoning of the subject lands proposed to be severed FROM a Holding Open Space (h-2*OS4) Zone, an Agricultural (AG2) Zone and an Environmental Review (ER) Zone TO an Open Space Special Provision (OS5(*)) Zone, and to change the zoning of the lands proposed to be retained FROM an Agricultural (AG2) Zone, a Holding Open Space (h-2*OS4) Zone and an Environmental Review (ER) Zone TO an Agricultural Special Provision (AG2(_)) Zone, a Holding Agricultural Special Provision (h-_*AG2(_)) Zone, an Open Space Special Provision (OS5(**)) Zone and an Environmental Review (ER) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, Farmland and Green Space Place Types, and Natural Heritage Features and Hazards; and,
- the recommended changes to Maps 1 and 5 of The London Plan support the conservation and protection of environmentally significant features and functions over the long-term. (2022-D09)

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: E. Holder

Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.3 755-785 Wonderland Road South (O-9409/Z-9410)

Moved by: E. Holder

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the applications by The Corporation of the City of London and McCorr Management (East) Inc., relating to the property located at 755-785 Wonderland Road South:

a) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to amend the 1989 Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas;

b) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan, as amended in part a) above), to change the zoning of the subject property FROM a Regional Shopping Area Special Provision (RSA2(2)) Zone TO a Regional Shopping Area Special Provision (RSA2(_)) Zone;

it being pointed out that the Planning and Environment Committee reviewed and received a staff presentation with respect to this matter;

it being further pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the criteria for Specific Area Policies and Planning Impact Analysis;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
- the recommended amendment would permit a new use that is appropriate within the surrounding context ; and,
- the recommended amendment would repurpose existing vacant and underutilized building stock and would provide convenient access to services for dog owners in the urban area of the city, thereby reducing the length and number of vehicle trips. (2022-D09)

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Lehman
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.4 345 Sylvan Street (SPA21-112)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by the Housing Development Corporation, London, relating to the property located at 345 Sylvan Street:

a) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a 42-unit apartment building:

- i) lighting;
- ii) board on board wooden fence instead of the proposed chain link fence;
- iii) loss of privacy;
- iv) evergreen trees instead of the proposed deciduous trees and requesting maintenance of existing trees on the lot; and,
- v) movement through the lot with quick ingress and egress; and,

b) the Approval Authority BE ADVISED that the Municipal Council advised of the following issues with respect to the Site Plan Application, and that the Municipal Council supports the Site Plan Application:

- i) a six foot board on board wooden fence with one foot of lattice on top instead of the proposed chain link fence; and,
- ii) fir trees and requesting maintenance of existing trees on the lot;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated January 14, 2022 from J. Lanys, by e-mail;
- a communication dated January 16, 2022 from K. Busche, by e-mail;
- a communication dated January 16, 2022 from L. Gosnell, by e-mail;
- a communication dated January 17, 2022 from A. Sworik, by e-mail;
- a communication dated January 19, 2022 from D. Gosnell; and,
- the staff presentation;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being noted that the Municipal Council approves this application for the following reasons:

- the proposed Site Plan is consistent with the Provincial Policy Statement, 2020, which directs development to designated growth areas and that development be adjacent to existing development;
- the proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan;
- the proposed Site Plan is in conformity with the policies of the Low Density Residential designation of the Official Plan (1989) and will implement an appropriate form of residential intensification for the site; the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan conforms to the regulations of the Site Plan Control By-law. (2022-D09)

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Hillier

Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

4. Items for Direction

4.1 Secondary Plan for Meadowlily Road Area

Moved by: S. Turner

Seconded by: S. Lehman

That the communication dated January 4, 2022, from J. Crockett, President, Friends of Meadowlily Woods Community Association, with respect to the request for a Secondary Plan for the Meadowlily Road Area BE RECEIVED for information. (2022-D09)

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

That the communication BE REFERRED to the Civic Administration for review and for consideration in the development of Special Area Policies for Meadowlily Road South and to report back at a future meeting of the Planning and Environment Committee.

Yeas: (3): S. Lewis, S. Lehman, and S. Hillier

Nays: (3): A. Hopkins , S. Turner, and E. Holder

Motion Failed (3 to 3)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 6:25 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Housekeeping Amendment to Secondary Plans (O-9346)

- Greg Thompson, Miami Developments: Thank you very much. Good afternoon, Chair, Mr. Mayor and Councillors. My name is Greg Thompson. I am the Director of Finance for Miami Developments here in London. We do have an interest in land that is in the South West Area Secondary Plan. I'd like to thank staff, Justin Adema and Joanne Lee who spoke with me recently regarding this and we just simply want to say that we fully support the city staff's recommendation for an in-depth review of the South West Area Secondary Plan and as a property owner there we look to fully participate in that review. That is all. Thank you.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 3207 Woodhull Road (O-9429/Z-9430)

- Karen Auzins, 3207 Woodhull Road: Yes. We are here. Thank you. My name is Karen Auzins and I live at 3207 Woodhull Road. I'd like to thank you for giving me this opportunity. The Thames Talbot Land Trust (TTLT) mission is to protect, conserve and restore nature and by doing so contributing to a stable climate, human well-being and healthy habitats for all species. Daria Koscinski, Executive Director of Thames Talbot Land Trust is in attendance and would be happy to explain any questions you may have about the Land Trust. If you look at the map of the property, you will see that over half of it consists of wetlands and woodlands. We have left this area undisturbed and let Mother Nature look after it and she has done a very good job by keeping an ecosystem intact and providing a secure habitat for the plants and animals that live there, many of which are species at risk. We are now making this application severance so we can donate this land to TTLT so that the Trust can make it possible for Mother Nature to continue her job in perpetuity. A founding member of the Trust, Mary Kerr, stated "A Land Trust is really a promise made to future generations." The completion of this severance will make it possible for us to donate these lands to TTLT and will help fulfill that promise. It will also help contribute to the City of London's Climate Emergency Action Plan and to Canada's promise of protecting thirty percent of the world's wild places by 2030. I would like to thank everyone who has worked with us and will continue to work with us to complete the necessary steps to finalize this requested severance. Thank you very much for giving me that opportunity and I'm sure Daria can answer questions if there are any of those for Land Trust.
- Daria Koscinski, Thames Talbot Land Trust: Hi. Thank you very much for the question. The Thames Talbot Land Trust has a Land Securement Strategy that we work on and every parcel is prioritized for securement. With these lands, there are two concurrent severances. One is in Middlesex Center, right adjacent to the City of London parcels so both of them are being severed and donated to Thames Talbot Land Trust. The final Nature Reserve will consist of both of those parcels but the Dingman Creek Corridor is one of the priority areas that the Thames Talbot Land Trust is focusing on because it is an important wildlife corridor and it has very high biodiversity so it is one of our focal strategic areas for securement.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 755-785 Wonderland Road South (O-9409/Z-9410)

- Casey Kulchycki, Zelinka Priamo Ltd.: Good afternoon, Madam Chair, members of Planning Committee, Mayor and members of staff and members of the public. My name is Casey Kulchycki. I'm a Senior Planner with Zelinka Priamo Ltd. representing McCorr Management and Dogtopia on this proposed Zoning By-law Amendment. I just want to extend a thank you to Olga and Catherine who were the Planners handling this file. We've had a chance to review the staff report and its recommendation and we are in agreement with this recommendation here tonight. To go back to Councillor Turner's questions with regards to the noise mitigation measures, I'll lead off first by saying, as part of this proposal, there's no outdoor play space as part of this proposal, it's an interior facility. There is a small outdoor space that is used for drop off and pick up of the customers, the dogs, if you will, but the actual play rooms are all internal. With regards to the noise mitigation measures, Dogtopia increases insulation and wall widths and depths between itself and it's adjacent tenants to ensure that noise mitigation is kept down to acceptable levels, if at all, heard from outside. There's also no vision glass from the outside into the play spaces, again, just to avoid the noise from spilling out into any sort of public area to avoid those impacts. With regards to the HVAC system, Dogtopia, as part of their daily operations, do install upgraded HVAC filter system into their unit to filter out the dander and smells associated with high active dog activities, so these types of uses, Dogtopia specifically, have successfully opened locations in other shopping centers in downtown Kitchener as well as the GTA with much success. Around the mitigation measures that they use, I will note that I am joined tonight by Erika Ness and Michael Waitzer of Dogtopia who can also assist in answering any operational questions that Planning Committee members may have, or members of the public may have. I think I'll leave it at that and if there are any additional questions myself, Erika and Michael are on hand to address them. Through you, Madam Chair, I will look to Erika or Michael to address some of the other Dogtopia locations.
- Michael Waitzer, Dogtopia: I'm happy to answer that. We have seventeen locations across Canada, several in the GTA and have had no complaints. We install considerable HVAC units, about one tonne per 250 square feet of square footage and we exchange the air about every eleven minutes so we're constantly keeping the rooms fresh. No sir, we have a very robust cleaning protocol where, through environmentally friendly and pet friendly enzyme cleaning fluids we actually break down any bacteria's and odor-causing agents in the facilities several times a day. Yes, our customers. Our customers are the dogs. We actually are insulated well, the building is typically a concrete structure to start with, we then soundproof the walls and so, to date, we have had no complaints of noise. We do get some barking on the way in and on the way out but no different than dogs walking on the sidewalk in a neighbourhood. It's a debate, we do get some customers owners that ask about outdoor space. Our model currently, in the majority of cases, particularly in Ontario where the weather is not always conducive to dogs playing outside and is all indoor space. We do have some in the US in southern climes that have outdoor space.
- Edward Slivinski, 743 Woodcrest Boulevard: Good afternoon. My name is Edward Slivinski. I live at 743 Woodcrest Boulevard which is at the west end of the Mall. First of all, I would like to say good afternoon, Madam Chair and to the Mayor and Councillors. What my concern is that with a dog kennel, the ones that are in use or in the city at present are at the exterior locations of the city. We don't have anything in the center. Secondly, the air circulation, I realize that they're going to have an excellent air circulation but as we all know, Covid is spread by airborne and I'm wondering how that will affect even just the exterior of the building with people coming and going as well as the Super King. How the interaction between the air exchange

and the animals. Other than that, you've all been very good and you've answered all my other questions and I thank you for being there and I appreciate what you are doing. Thank you.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – 345 Sylvan Street (SPA21-112)

- Harry Froussios, Zelinka Priamo Ltd.: I'm here this afternoon on behalf of the Housing Development Corporation and we also have other members of our consulting team available to answer any technical questions. Sally Wang from EXP and Martha Berkvens from Ron Koudys Landscape Architects. I just want to thank staff and Mr. Maitland for his presentation this afternoon, for processing the application and for speaking to the comments that were made by members of the public. We agree, obviously, with the presentation and what's being brought forward this afternoon. Madam Chair, I have nothing else to add we're certainly able to answer any questions that the Committee may have of us. Thank you.
- Bruce Sworik: I'm kneeling down for you. Mr. Mayor, my name is Bruce Sworik. I'm representing my son who is a resident at 286 High Street and his wife and their young family. Two concerns, and these are directed to Mr. Maitland. I believe that there had been some contact with Alexander's work. On their home that they purchased just last year at 286 High Street which is a heritage home built in 1880, I believe it was. The city has lots of concerns with the property, of being a heritage home, which has always been followed throughout its ownership. They are actually only the third owner of this house in the last 160 years. Very concerned about keeping the visuals of the home but now the backyard, which they thought was a park, is now going to be a three storey, forty-two-unit residence and their biggest concerns are this, they have a brand new six-month-old baby and there is an inground pool in the backyard that pretty well goes right to the fence line that abuts the development site. They would like to see not a chain link fence because it does not offer privacy as far as visual privacy nor sound privacy from eighty-two units next door which could easily be eighty people, not too sure how many people would be living there but their suggestion is that they would like to see something much more substantial to protect the visual and sound barrier, maybe a wood or concrete or whatever type of fencing would be best to deliver that to them. Another concern that they have are the landscaping and the trees that are in that area or to be placed in that area. I think the landscape plan had for deciduous trees, they don't think that's very appropriate being that they have a very young child, a female that's six months old and an attractive wife that's about thirty. They would like to see something much more substantial there to offer them some privacy from third floor residents or right where their property backs into theirs proposed a garden area. Our suggestions are, in speaking with some landscapers, is to go to an evergreen type of tree at a minimum of an eight-foot height and then, eventually, in the next few years, that height would be increasing, and they would like to see those placed on the subject sites' development just because their backyard. The pool is quite close to the fence and they really don't have a lot of space to have any trees planted in addition to what they already have in their backyard so they're suggesting it would be nice to see a green wall of evergreens there for everybody's betterment and that would offer some form of twelve month greenery and help in the privacy situation as they continue to grow over the years from visual and sound impairments from their backyard. The city is always very careful on heritage homes and this one has been maintained and adhered to all the principles that the city has put out in protecting these properties and they would just like to see that continue into the backyard of this heritage home that has. When they walked into it, they thought it was a park and sure enough they found out it wasn't a park and the circumstances in real estate today, there isn't enough time to check and verify things when you see a property, unfortunately, you have to put an offer and that's what happened in their situation. Regardless, that's the opinion of the owners of that 286 High Street which immediately backs onto this property. Thank you for your time.