

PUBLIC PARTICIPATION MEETING COMMENTS

25. Properties located at 447 Old Wonderland Road (Z-8228)

- Vivien Scott, 443 Old Wonderland Road – indicating that she lives east of the development; advising that she is generally in favour of this plan; and, enquiring as to whether or not there had been any feedback from the developer about the development.
- Bill Bower, 33-499 Teeple Terrace – advising that the President of their Association is unable to attend tonight's meeting; speaking solely on the basis of the general feeling of the Old Wonderland Association, which is fairly clearly set out in the document that is included at the end of the staff report, signed by Mary Read, as Appendix "C"; advising that you will see from the list of considerations and concerns that some of them have been taken into account and/or acted upon and some have not; expressing that all of them agree that the staff have done a terrific job on what is a very complicated application and negotiation; advising that it was hoped that the applicant and the public would be able to sit down and negotiate something but the applicant chose not to; indicating that they are now going to the Ontario Municipal Board; advising that he would like to make a few points; indicating that, first of all, paragraph d), in the recommendation, that the application to permit additional uses be refused, there is no question that the Association agrees completely with this; advising that with respect to the other aspects of the staff recommendation, which he thinks they still might have reservations about; outlining that, on April 1, 2014, the Council referred back a number of things for the Administration to give consideration to; noting that he will not go into any of these except for the question of traffic; believing that most of them are concerned, not so much about the possibility of increased traffic on Teeple Terrace or Berkshire Drive, but the congestion, confusion and danger at the intersection of Wonderland Road South and Teeple Terrace; advising that it was decided that it was not necessary to have an outside consultant do a traffic study but we wish that it had been done because the only change that will be made to take account of this additional traffic turning off Wonderland Road South onto Teeple Terrace, is a left turn lane to go into the north side of the property into the parking area; indicating that this is going to create congestion under the existing configuration; advising that, one thing about this neighbourhood, it is a residential area with a very high proportion of senior citizens who do act as pedestrians and, that intersection, like the one down the road, between Wonderland Road South and Springbank Drive, are death traps because of the shortage of time to cross the street and the amount of traffic, which at different times of the day, accumulate, and with cars accumulating to turn left into the property under discussion, there is going to be a long tail back, there is going to be confusion on traffic travelling from east to west; specifically requesting, aside from hoping that the Committee agrees with the staff recommendation when you go to the Ontario Municipal Board with it, is that this question of traffic be looked at very carefully; acknowledging that it has been dismissed and he has the utmost respect for City staff, but those of us who live there and travel in this area are aware of the difficulties that arise at various times of the day and the dangers that are posed; thinking that the City does not want to be involved in lawsuits after all of this is done, from the accident, that we feel, is probably inevitable if the present arrangement goes ahead; asking that the traffic patterns be examined; advising that we are not trying to oppose the project; noting that it is too late for that, but we do think that, in the interests of the City's future and the residents in this essentially residential area, that serious consideration, at some point in this process, should be given to an improved traffic study or a more detailed traffic study and any implications that produces, in terms of future safety and the liability of the City, if anything goes wrong in the future.