

PUBLIC PARTICIPATION MEETING COMMENTS

15. Riverbend South Secondary Plan - Application for Approval of Draft Plan of Subdivision - Official Plan and Zoning By-law Amendments (39T-14505/OZ-8426)

- Maureen Zunti, Project Manager, Slfton Properties Limited – expressing appreciation to staff as they have been working on this project for approximately seven years; advising that there has been a lot of back and forth with staff and trying to work through issues in that time span; indicating that the background studies were completed in 2008 for the original submission and they have been updated or redone in the past year and a half once the Class Environmental Assessment was completed; pointing out that the asterisks in her presentation are all areas where they see opportunities for focal points in conjunction with parks and the school block; pointing out that areas of higher intensity uses have been kept towards the arterial road system and close to large green spaces and the commercial areas; advising that the medium intensity uses have been kept between the arterial and the collector roads system; indicating that the blue on the presentation represents the active transportation network where you can see that they are trying to create a lot of network connectivity throughout the community as well as connecting to existing and surrounding areas; indicating that they have identified areas along West del Bourne where, in the higher density block, would require shadow study; advising that they have also identified the whole West del Bourne corridor where the natural gas easement is as an area for landscaping and a multi-use trail; indicating that the green areas represent areas of transition between natural features, both significant and non-significant, and they have provided buffers and naturalization recommendations around all of them; advising that they have provided medium, high and low density areas for housing; noting that the amount of high density is now two blocks, which has been reduced considerably from what was originally proposed; noting that at the beginning of the process, when there was another landowner also involved, who was looking at high density, there was as much as nine hectares of high density proposed; indicating that it is down to approximately 3.25 hectares now; advising that it is critical to propose greenspaces in the natural environment; noting that they have provided buffers, there is a lot of naturalization areas; pointing out that healthy living and active transportation was a very critical thing so you can see that they have a very strong network of pedestrian and cycling routes proposed throughout; indicating that they have a continuation of the multi-use cycling trail that is proposed within a fifteen metre wide linear park corridor between the lots, instead of having it in the buffer or just outside the buffer area, there is a small piece that connects to what is already there and then they have it through this linear park; advising that they have a very modified grid system throughout so that they have connectivity throughout the entire area, through the parks, through the school block, across the frontage of the woodlands, the park, the stormwater management, through another park and then, again, through the extension of the woodlot and into Warbler Woods; indicating that there is a lot of pedestrian and walking activity and then there is also a connection all along West del Bourne that is proposed for a multi-use trail within the right-of-way of the setback area of the natural gas pipeline; outlining that they have policies within the Secondary Plan relating to environmental sustainability, constructing energy efficient buildings, the native vegetation and tree plantings, protecting species at risk, facilitating active transportation and incorporating diversity in density; pointing out that the Secondary Plan incorporates all of those things, there are policies about the land use designation, natural heritage, parks and trails; advising that there are also Urban Design Guidelines and Implementation Policies; indicating that they have really tried to prepare a Secondary Plan that takes into consideration a lot of the directions that the Official Plan and the new London Plan is proposing; hoping that the Committee will support their application. (See attached presentation.)
- Fred Desando, 1530 West del Bourne – expressing concern with the increase in traffic; enquiring as to whether or not the road will be widened before the proposed roads come out to West del Bourne because right now, the speed limit is set at 40 km/h and cars are doing 70 km/h and 80 km/h; indicating that there are police officers that sit across the

street across from his house and they give tickets all day long; wondering if, on the traffic end, before those roads come out, is West del Bourne going to be widened to accommodate for the traffic that is coming in there; and, enquiring as to, as L. Mottram, Senior Planner, Development Services, was saying that the pumping station at Wickerson is not online yet, but \$1,500,000 was spent two years ago to put a pipeline in that is not connected to the water pumping station at Wickerson.

- Susan Smith, 124 Bruce Street – hoping that the multi-use trails enable active transportation that is intermodal with the London Transit Commission; and, hoping that development charges in this area will reflect paying for the transit service, which she assumes would be somewhat related to the City standards of 18 to 20 metres width which will accommodate some good public transit in the area.