

PUBLIC PARTICIPATION MEETING COMMENTS

14. Property located at 164 Sherwood Forest Square - Site Plan (SP15-004713)

- Michelle Doornbosch, Zelinka Priamo Ltd., on behalf of the applicant – indicating that Mr. Conway, Landscape Planner, has gone over the extent of the development that they are proposing; advising that they have had a chance to review the staff report and they have no concerns with what is recommended; advising that she would like to note that some of the more recent public comments relate directly to access on Sherwood Forest Square; pointing out that, as part of the zoning application that was done last year, there was the public meeting associated with that and, as well, they also held a neighbourhood meeting; outlining that, essentially, the results of that meeting were that the room was split, half of the public that showed up wanted the access onto Sherwood Forest, the other half wanted it on Fairfax Court; noting that, at the end of the day, half of the group was not entirely satisfied; indicating that when they looked at this development as a whole and made a decision with respect to where the access was going to be located, the best option for this was Sherwood Forest Square; indicating that they had a traffic impact study done to ensure that there were no traffic impacts on the existing intersection, in particular, Wonderland Road and Sherwood Forest Square; pointing out that, ultimately, at the end of the day, even without this development coming forward, there were major concerns with respect to the condo development that fronts onto Sherwood Forest behind the mall and the school traffic; indicating that, because it is all one-way, the residents exiting the condo development have to go around and their traffic conflicts with the bus traffic and the parents dropping off their students; outlining that, as part of this development, we are actually rectifying an existing concern for the community so although it is not ideal in terms of half of the residents that came out and wanted it at an alternative location, the net benefit for this entrance location serves not only this development but also a significant improvement to the area; reiterating that that is the reason why they ultimately came up with this decision to maintain the access onto Sherwood Forest Square; reiterating that they have no concerns with what is recommended; responding to, in particular, the comments about the traffic; hoping that Mr. Elmadhoon, Traffic Planning Engineer, can provide the specific numbers; noting that, as part of the zoning application, there was a lot of discussion about this; pointing out that some of the public has commented that they are satisfied with this because the access is not on Fairfax; outlining that, what we did hear tonight from the public is that there is a significant amount of traffic on Sherwood Forest Square; noting that there is the mall, TD Canada Trust, Medway Arena, so all of those things are already contributing to the traffic onto Sherwood Forest Square; indicating that when you add the traffic from 164 units, it is very minimal; noting that the percentage increase in the amount of traffic that is being directed out to Sherwood Forest Square will be hard to monitor; noting that the increase is marginal because the traffic already there is significant; outlining that when you add this amount of traffic to Limberlost, which does have a less amount of traffic, it is much more significant; reiterating that the percentage increase and the amount of traffic to Limberlost is a lot higher in relation to the amount of traffic that it currently experiences today; pointing out that the other thing that we need to take into consideration is that Limberlost has residential properties fronting onto it; pointing out that, while there are students going to the school, there are many students in the residential community that are also walking to school on a daily basis so the increase in traffic that is being directed to Limberlost is just as significant a safety concern as it is to Sherwood Forest Square; reiterating that Sherwood Forest Square is more of a commercial area, there are no single family homes fronting directly onto the street, it was designed to accommodate the traffic for this commercial node whereas Limberlost, that is more of a street that does cater to the residential community in behind the commercial area; reiterating that they have assessed this and when you take the two streets into consideration, the increase in traffic is much more significant on Limberlost than it is on Sherwood Forest Square because of the existing traffic conditions that those roads already experience.

- Bruce Southern, 17-122 Sherwood Forest Square, Vice President of Condominium Corporation 435 – indicating that he is pleased to see that our Councillor Josh Morgan is here because he knows the problems and he is also pleased that Councillor Phil Squire is here because it is his teenaged students in his Ward that go to Banting; expressing surprise that initially it got called 164 Sherwood Forest Square because the access point for that property was to be Fairfax Circle, which is off Fairfax Court; indicating that who it got 164 Sherwood Forest Square is a mystery; however, having said that, if the proposal goes ahead as it is, Fairfax Court or Circle becomes redundant and wasted space so that north property line should really go straight across the circle there and increase; recommending the applicant should maybe purchase that off the City; however, they are against the entrance being on Sherwood Forest Square; advising that he did a submission and he is sure the Committee has all read it; talking about the traffic first; noting that what he is talking about is from the Traffic Department; indicating that there are thousands of vehicles that use Sherwood Forest Square, there are only hundreds that use the one-way oval, but there are hundreds, vehicles only, that use Limberlost and there are less than one hundred that use Fairfax Court; advising that, believe it or not, there are none that use Fairfax Circle; noting that it is a redundant site; indicating that it is mainly just for access to that property that is going to be 164 Sherwood Forest Square; requesting that, if this going to be the proposal, leave the circle the way it is; advising that they have waited 50 years; noting that he has lived in that area now for 54 years; waiting for 50 years for something to be done with Sherwood Forest Square and it was only done less than two years ago; pointing out that they spent hundreds of thousands doing it and now you are going to rip it up and spend a lot more money redoing it; advising that no one has asked the people most involved; advising that he has talked to the sixteen bus drivers that have to come around every school day and they all think it is insane; reiterating that there are sixteen buses and many, many parent cars; pointing out that he gave six valid reasons why it should not be at Sherwood Forest Square; would like to hear one reason why it should not be at Fairfax Circle.
- Bill Clifford, 18–122 Sherwood Forest Square – commenting that the way it is working right now, as far as them getting out of the property, they do not have to turn right, that cut across was put there for the benefit of the people who live in their 20 units; advising that, right now, the only problem that they have is the school buses as the time that they dropping off, at the time that they are picking up; noting that it is a problem and, in the winter time, it is absolutely insane because the kids cannot climb over the snowbanks; noting that the buses park in the middle of the street so that the kids can come out, come around and get on the buses without climbing over the snowbanks; advising that he is not sure how this is going to happen when they have another 200 or 300 cars coming and going out of this project; indicating that he does not understand it, it makes no sense why it would be on Sherwood Forest Square when you have got Fairfax Circle not being used and the whole purpose of that was to service that property when it was going to be a school; pointing out that, if you see the kids, they are teenagers, they come out of that school, they do not look for cars, they just walk across the street and the drivers have to be cognizant of that; expressing fear that that, if it goes ahead, the way it is being proposed, there is going to be an accident, some child is going to get hit; and, pointing out that, fortunately, there are only cars from their 20 units that are causing a problem for the kids, add cars from 147 more units and you are going to have a problem.
- David Pietrzyk, 14-40 Fairfax – speaking on behalf of the Board of Directors and the owners; advising that they are happy with how the project is going; expressing concern with storm sewers, which is the (h-179); advising that they would like to stress now that, before the City is doing anything to approve the project, they would like to see anything done with the storm sewers because they already have lots of problems with the storm sewer overflowing; they would like to make sure they do not have more problems, right now, it is soft ground which is absorbing the water; and, pointing out that they do not know about the grading, if the grading is in favour of them or it goes a little bit to the west side, they could be in a big problem because the intensity of the storm sewers is going to be way higher than it is now.

- Pamela Southern – 17-122 Sherwood Forest Square – agreeing with everything that has been said; pointing out that, as a mother who has raised six children and lived there all of the time, she is very concerned about the safety of the children; asking that everyone remember that they are off in the summer and Sherwood Forest looks empty, but it is not in the nine months that they are in school; noting that it is very, very busy; asking everyone to remember that it is not just at the end, where the entrance is going to be, and their complex cars are coming out, and the school buses; noting that we all know that Wonderland Road has doubled in traffic and it is very, very busy; pointing out that you have the cars turning around to go to the mall, you have them going to TD Canada Trust, you have them going to the Aquatic Centre, even on Sunday, Medway Arena and at night they are coming in and then you are going to add 300 or 400 more cars coming in; noting that it is just going to be chaotic; pointing out that the bottom line is Sherwood Forest Square is exceptionally busy; and, indicating that Fairfax is a quiet little ring and cars can go in one way and come out the other and they still have access to Gainsborough Road down to Wonderland Road or the other way, up Limberlost to Lawson; and noting that it does not make sense, any of it.