

## PUBLIC PARTICIPATION MEETING COMMENTS

8. Property located at 1192 Highbury Avenue North (OZ-8463)
  - L. Kirkness, Kirkness Consulting – agent for the applicant – indicating support of the staff recommendation; indicating that the application is for commercial infill development; indicating that there are a lot of pre-existing restaurants in the area; indicating that the City will be provided with a significant road widening resulting in 13 percent of land being allocated to the required road widening; indicating that the property is designated low density residential and it makes sense to cluster this proposal with other commercial uses; indicating that the proposed building placements meet the requirements of the zoning by-law and setback from the gas easement; indicating that the proposed development does not constitute an overcrowding of the property; indicating that his client has completed a noise study; indicating that his client is looking for a consistency with respect to the type of noise barrier that will be required to be provided on the site and is recommending a 2.4 metre noise wall; indicating that the noise wall will be ornamental in design; indicating that his client has completed a traffic study; indicating that access is proposed at the north side of the property; noting that the City has requested the removal of one access; indicating that they held a meeting with the community and responded to the community's questions and concerns; indicating that a landscape plan has been prepared; indicating that a group did not want the walkway maintained; indicating that his client offered to improve the walkway, noting that the walkway is required as a condition of the sale; indicating that the original plan provides for three uses; indicated that the third piece of property is to be included in the rezoning; requesting that the Planning and Environment Committee adopt the recommendation of staff.
  - Rick Knutson, Knutson Development Consultants Inc. – agent for Econodale Limited - 1141 Highbury Avenue; indicating that he received instructions from his client late this afternoon; expressing concern with the cluster of drive-thru restaurants in the area and the proposal of additional drive-thru restaurants; indicating concern with drive-thru restaurants being provided on both sides of Highbury Avenue; indicating traffic safety concerns that would result.
  - Ruth Perkins – 1 Susan Avenue; indicating that she represents concerns residents in the Huron Heights Community Association; indicating concern with the continuation of the provision of the walkway; indicating that neighbours in the area are moving from the neighbourhood; indicating that she has been with the neighbourhood association for over 10 years; indicating that only two properties back on to Highbury, being 1 and 5 Irving Place; indicating that these two properties are rental units; indicating that long-time residents of the area do not want the walkway retained; expressing concern with respect to garbage and noise as a result of the walkway; indicating that there was a murder in the area on the weekend; indicating that the neighbourhood does not want the added traffic and garbage.