

PUBLIC PARTICIPATION MEETING COMMENTS

6. Property located at 3493 Colonel Talbot Road (39T-14504/OZ-8417)
 - Scott Allen, MHBC Planning, on behalf of the applicant – expressing support for the staff recommendation and the proposed agreement with the draft conditions; extending their appreciation to A. Riley, Senior Planner and A. MacLean, Manager, Development Planning, for their management of this file; expressing appreciation to Councillor Hopkins for attending the two community meetings that they held for this project; noting that they were held on June 2 and September 8, 2015; thanking the Planning and Environment Committee for its consideration of this application; and, advising that they will gladly answer any questions.
 - Emma Geraghty, 6960 Clayton Walk - indicating that her house is on the corner of Colonel Talbot Road and Clayton Walk; advising that the back of her house will overlook three stacked apartment buildings as well as the semi-detached properties; realizing that the Planning and Environment Committee has seen their concerns from the initial plan as a number of them wrote in; expressing concern with the density of the stacked apartments; advising that there are currently proposed to be four floors but, she believes that a number of the residents in the neighbourhood are very concerned that once it is rezoned, that could easily be increased; noting that there is a range in SWAP; reiterating that this is one of their chief concerns; questioning whether it is going to be four stories or fourteen stories; indicating that they are going to have Pomeroy Place in their backyards overlooking their gardens; expressing concern with the location of the apartment buildings, with two of the buildings fronting onto Colonel Talbot Road; advising that they have seen a dramatic increase in traffic in the area since the development of the Pomeroy Place buildings located on Colonel Talbot Road and Southdale Road; indicating that you can probably tell by her voice that she is not from London, Ontario, she is from London, England so she can experience bumper-to-bumper traffic firsthand; noting that she did not expect to get it here in the country but if you drive in their area any time between 3:30 PM and 5:00 PM, you can be expected to sit in bumper-to-bumper traffic on Southdale and that is only going to get worse with the addition of multi-density housing in this area; indicating that it is a genuine concern of the neighbourhood and all of them have seen a dramatic change there; pointing out that one of the broader perspective issues that she has is that she is not from here but London is her home now and she is very proud to be here; indicating that she does not think that anyone would be proud to show visitors and relatives Downtown core London when they come to see London with its ill-maintained, rundown housing and boarded up properties; advising that it breaks her heart to see another green field site torn up for stacked apartment dwellings when we could be investing more in our Downtown core; reiterating that this is a broader perspective; indicating that she has grave concerns about building car dependent neighbourhood after car dependent neighbourhood in the country near the city, in Lambeth, when we have so much more that can be done in the Downtown core and, although they are on a bus route on Colonel Talbot Road they cannot be serious in thinking that people buying \$600,000 and \$700,000 condos are going to be taking the bus and this will result in an increase in traffic for sure.
 - Kurt Hammond, 6954 Clayton Walk – expressing concern with the density of the proposed buildings going right behind his house; indicating that he is a long time Londoner, he grew up in London and his whole family is from London; advising that he never imagined, looking around at how their streets are built up with these high rises, he never imagined his city looking like this; indicating that he likes development, with cities getting bigger; noting that he respects that, but he is not in favour of how they have been doing this so far; pointing out that everyone he talks to, all of his friends that he grew up in London with, do not like the looks that is going on with these high rises going on right over our subdivisions and he is not sure how anyone in London thinks that looks good; expressing concern about the buffer between the medium density and the low density that is going in that new subdivision; noting that the buffer goes along, primarily through most of the subdivision on Clayton Walk except for the first ten properties there which includes his residence; advising that there is no buffer there; advising that there will be condominium

units right in his back yard, they have considered the buffer units and they have considered the low-density units in that new subdivision but they have not considered this with respect to this subdivision; expressing disagreement with the proposed plan.

- Therese Landry, 7088 Angela Court – indicating that she backs onto the property that is proposed to be developed with Open Space; advising that the obvious concern that they all share in the neighbourhood and that the Planning and Environment Committee is hearing is about the height of the proposed buildings, the medium and low density buildings; and, expressing curiosity as to what restrictions or planning has been put into place to ensure the limitation of that during the development.