

## PUBLIC PARTICIPATION MEETING COMMENTS

8. Properties located on a portion of 1800 Cedarhollow Boulevard and 776 to 802 Killarney Road (Cedarhollow Subdivision) (Z-8596)
  - Richard Zelinka, Zelinka Priamo Ltd., on behalf of the applicant – indicating that this is a situation where a new public elementary school in the northeast part of London is a critically important and critically urgent community facility need for the families in this part of the growing city; advising that, currently in the northeast, Stoney Creek Public School, which was designed for 629 students is accommodating over 900 students and it is projected for next year to be up in the range of 1,000 students; pointing out that students from the Cedarhollow area are being bussed to the Northridge School which is also over capacity by a couple of hundred students; advising that their firm was commissioned by the school board to undertake a study in which they examined every single parcel of land available in the northeast that could possibly meet the needs for a new school for this area; noting that they looked at determining the appropriateness of sites, the availability of those sites, the serviceability of those sites and, while there was no ideal site, that they found in the northeast, this site provides the best opportunity to have a properly sized and a properly located site with good site characteristics; reiterating that, as Nancy Pasato, Senior Planner, mentioned in her presentation, this is located at the convergence of two collector roads, it is a site where there are no incompatible land uses, it is a site where the lay of the land is relatively flat for a school and one of the critical things is that it is serviced at the lot line; suggesting that it is a site that is capable of bringing a new school into service for September, 2016, which is the target for the school board; commenting that Nancy Pasato, Senior Planner, also mentioned that once the site had been identified, City staff had identified also the need for family centre facilities and child care facilities in this part of the city as well and these have all been incorporated into this project so the facility that they are looking at, the zoning for tonight is one that provides for a range of needs of families in this part of the community; asking the Committee for support of the recommendation before them tonight as it is an important facility for the community and it has some very critical timelines in order to meet these needs and while it was not a facility that was originally planned within this area, it is one that does meet the planning criteria for such a facility and the standards that one would expect for a neighbourhood facility of this type within the residential area; mentioning that they have had outstanding cooperation from Development Services in moving this application to Committee in the timelines that are necessary; reiterating that as Nancy Pasato, Senior Planner, mentioned, they will still need site plan approval and they are hopeful that they will have the same level of cooperation from staff in ensuring that they can get into the ground in July, 2016 in order to make the target of the September opening; (*Note: Councillor Helmer comments that he appreciates the comment that while there were no ideal sites, this is one that matches a number of things because the issue he would like to ask about is that this is immediately up against the Urban Growth Boundary and that seems like one of the worst possible places to put a school.*); responding that they did identify a wide range of sites throughout the area; advising that they found that many of the sites were too small or they were wedged into areas where they were behind residential uses, some of them had constraints that were natural heritage constraints where the site was not as available for development as it had first appeared; advising that there were a number of sites that could be available but not anywhere within the time frame that is necessary; indicating that there are sites available that are much more central to the northeast study area that they looked at, not up against the urban growth boundary necessarily, but they will not be available, they are not serviced or will not be serviced for years to come and with the timelines that the board has to face in providing spaces for these students, this was, in fact, the best site available and the fact that it is up against the Urban Growth Boundary was certainly a consideration as they would always like to have a site that is surrounded by neighbourhood; however, that site does not exist in the northeast; responding to some of the speakers concerns for this area; believing that the speaker lives immediately to the north of the school site; looking at the northerly parking lot, her dwelling is immediately

north of that; pointing out that that is currently a street stub intended to extend into the area so there would be traffic movement at that location regardless; pointing out that the parking for the school has been split between Kilarney and Cedarhollow to try to balance off the amount of traffic in any particular area; advising that this current site plan shows the buses going into that parking lot at the request of the City's Transportation staff; noting that it is also possible, as they had originally proposed, to have the buses in the layby's right in front of the school rather than going into that parking area and that will be looked at at the site plan stage; indicating that the site will be fully fenced adjacent to all of the owners in that vicinity and there will be a landscape plan produced for this as well for the beautifying of the site; *(Note: Councillor Park requests a ball park number of how many buses may be anticipated proposed site considering that it is right in the neighbourhood.)*; responding that six buses are expected; and, that it is a walkable neighbourhood.

- Licia Sippola, 1838 Cedarhollow Boulevard – expressing concerns about the school and playground proposed for their neighbourhood; advising that they were misled to believe that theirs was to be a residential neighbourhood; speaking on behalf of all of the seniors in their neighbourhood, that it will be quite a change if they have a school going up next to them; expressing concern with respect to the traffic as they live right on the corner and they find that people park right along in front of their house with their cars idling; noting that this is right beside their bedroom so that does cause a lot of concern; advising that they were told that the bus pick up and drop off would be beside their home, which is another issue where there would be a lot of noise for them; expressing concern about the noise of the buses idling; expressing concern with the design of the school and how it is going to look; enquiring about the parking lot and where exactly would the roads be; wondering if they would they be right beside them and are they building new roads or are they closing off some roads; enquiring as to whether or not there will there be any trees planted if they do go ahead with approving this to beautify the area that they bought four years ago; and, enquiring whether or not there will be a fence going up to block some traffic if there is going to be a parking lot beside them.