

PUBLIC PARTICIPATION MEETING COMMENTS

16. Properties located at 1733 Hamilton Road and 2046 Commissioners Road East (39T-15505/OZ-8555)
 - Maureen Zunti, Sifton Properties Limited – expressing agreement with the staff recommendation; expressing appreciation to the staff as there was back and forth discussion relating to the additional access onto Commissioners Road; noting that they have been able to make the plan work; *(Note: Councillor Hubert on the diagram that was shown at the meeting, the parkland dedication is in the centre and enquiring what is meant by “constrained” and wondering where, on the map, where is the neighbourhood park; realizing that it is 300 metres but he is not sure where it is located on the map; Mr. L. Mottram, Senior Planner, references the Victoria Area Plan and points out where the neighbourhood park is located; noting that it is the Victoria on the River subdivision, which has a full neighbourhood park with playground facilities provided and other recreational amenities and it is an active park; advising that the smaller park that is being proposed would not meet the City’s standards based, primarily, on its small size, to provide for that level of activity; noting that playground equipment is required to be a certain setback away from public roads and this is a small park which is really more like a landscaped island that would not be able to meet the City’s criteria for the playground based on its setback; advising that it is constrained in that regard similar to the approach that is taken for lands that are constrained by physical constraints such as hazard lands; Councillor Hubert further enquires whether or not it is true that it is less than half of the appropriate parkland dedication; pointing out that what is unconstrained is the .356 of a hectare and he gets concerned when we short an area on its parkland; advising that, at the end of the day we talk about physical, active and healthy neighbourhoods but when there is nowhere else to go in a neighbourhood but on the street to play, that is not great; asking staff and the applicant to explain why he should approve an application that shorts 112 houses out of the appropriate parkland.);* Ms. Zunti responds that the Old Victoria Area Plan does not show any parkland within this area; advising that they felt that by providing at least something that would allow for a community gathering space where you could have some benches and some landscaping, and a bit of a hard surface area that provides an opportunity for people to get together and have some social interaction; advising that the Area Plan does not indicate any need for it at any point; pointing out that the parkland that is to the west; noting that there is an extensive amount of green space within that area; pointing out that there is a linear trail connection, a multi-use trail that goes all the way to Hamilton Road; Mr. A. MacLean, Manager, Development Planning, responds that the Community Plan does not identify anything as far as parkland; advising that this has been vetted by all of the Parks Planning staff as well as a complete consultation to make sure that if there were items such as additional parkland required, that they would have asked for it; pointing out that there is significant open space adjacent to the River; indicating that the lands to the west are draft approved; *(Councillor Turner enquires about the h-54 holding provision for noise attenuation barriers and how that works in terms of the general concept that they are looking to avoid noise walls for and wondering if this is to seek methods other than walls along Hamilton Road and Commissioners Road to enclose the neighbourhood.);* L. Mottram, Senior Planner, indicates that they typically add to the Zoning the h-54 for these multi-family dwellings that are adjacent to arterial roads in keeping with the City of London’s Official Plan policies and, if the subdivider sells those blocks to another developer, that holding provision will be in place to ensure that the development is meeting the City’s policies and the Provincial policies and it will also make sure that the all of the elements, including the building, meet the noise criteria; pointing out that these are blocks that will provide for the orientation of the dwelling unit to be front facing towards the noise source and the traffic as well as providing for the outdoor amenities area, which is the sensitive area, to be to the rear to have some protection by the actual building; Ms. Zunti responds that one of the reasons that they have to complete the noise attenuation studies is that, even if you have the rear yard amenity area protected

from the street noise, you still have to provide heating, ventilation and certain types of windows depending on the noise levels; and, pointing out that any time the property is located near an arterial road, they have to do them to identify the building components that are required; (*Councillor Turner clarifies that there is no anticipation of noise barrier walls.*); Ms. Zunti responds that no, there are no plans; indicating that sometimes, when it is a flanking lot, there is no way that you can completely eliminate it, you may need a wing wall and that is the only way that you can do it when you have got a window street that is exposed on two sides.