

PUBLIC PARTICIPATION MEETING COMMENTS

8. Properties located at 185 and 199 Commissioners Road East (39T-108501/Z-8682)
 - Ron Koudys, Ron Koudys Landscape Architect, on behalf of the applicant – showing the Committee images specifically attempting to address the issue of setback; indicating that when Commissioners Road was redeveloped, he was retained by the City of London to develop the landscape solution along Commissioners; looking at the road widening, he met with almost every neighbour in the neighbourhood and talked to them about what they thought was an appropriate landscape solution at the front of their property; in almost every case the desire was to create some separation, to provide landscaping including walls, fences, whatever possible, berming, to create some sense of removal to ameliorate the road noise and the busy traffic that was passing on the street; pointing out that in the cases of the existing homes, they all have driveways that run out to Commissioners Road and there are openings in the landscape to allow the view and you can see the houses in behind; advising that, in this particular case, that will not happen as the lot that they are talking about will be serviced from the new road that services the subdivision so there will not be an opening with a driveway that people can see into the property; indicating that the setback from Commissioners Road is very irregular, some houses are as close as eight metres, others are farther back; advising that on the north side of the road, they are as close as six metres to the property line; reiterating that in those cases there are driveways and openings so that you can see through; identifying that what is proposed with this project is that is something like the images he is displaying, with two images showing street views along Commissioners and you do not see any houses, what you see is landscape that runs along Commissioners Road, a fairly dense landscape with these little windows that he has described, through; pointing out that above the images you see a cross section of what they are suggesting would be an appropriate feature; indicating that the lot adjacent, 191 Commissioners Road, has been acquired by this developer and the intent is to incorporate it into the project and create a gateway feature from Commissioners Road as shown on the images; showing decorative gates on either side, wrought iron fencing, masonry pillars and very dense landscape behind a combination of deciduous trees on the front and dense coniferous trees in the back; advising that the result will be that you will not see the house there so really the issue of eight metres or twenty metres or any metre is really a moot concern because the house will not be visible; noting that the only time that you would see how far back the house is setback is from an aerial view if you are flying over top as a bird; otherwise it will be a dense, heavily planted, attractive landscape feature; indicating that the increase in setback that staff is recommending is not really what the by-law suggests, the by-law suggests for an arterial road the setback should be eight metres and that is what they conformed to; advising that the idea of the landscaping and gateway would also enhance the livability in the lot in this subdivision so by moving the house closer to Commissioners Road it opens up more space on the south side for an attractive, very livable outdoor environment for patio and recreational needs for the home; using the building itself as a barrier to the sound and the activity of Commissioners Road; thinking that the key issues here are that the eight metre setback can certainly be addressed through effective landscaping, it is not contradictory to the character of the streetscape, it is very much in keeping with what they see everywhere else along Commissioners Road in that the emphasis is on what happens at the street face itself, not big open lawns with the houses set way back from the road; showing a close up presentation of what the gate would look like; pointing out that the proposed road way is a rights only coming out, pedestrian sidewalks and a detail of what that would look like at the entrance.