

## PUBLIC PARTICIPATION MEETING COMMENTS

10. Properties located at 1420 Westdel Bourne, 1826 and 1854 Oxford Street West (39T-16502/Z-8621)
  - *Councillor Park requests an explanation of the Environmental and Ecological Planning Advisory Committee recommendations especially where there is a lot of disagreement about the different aspects of the proposal and how those are reconciled in the recommendation.);* Mr. L. Mottram, Senior Planner, responds that they received an updated copy of the Environmental Management Plan from the applicant and it had been updated from what was originally submitted at the time the Riverbend South Secondary Plan was being considered by Council; one of the things that they did was that they included the recommendations of a Tree Preservation Plan that had been accepted by staff in the process; the Environmental and Ecological Planning Advisory Committee went through the updated report and provided a number of recommendations and staff was able to provide some response to the determination of buffers that were prepared by the Consultant, and Ecological Consultant, for Sifton Properties Limited as well as they were incorporated into an Environmental Impact Statement that was accepted by staff; advising that he included excerpts from the responses that were provided in the letters from AECOM in response to the concerns from the Environmental and Ecological Planning Advisory Committee; recalling that, at the initial meeting, a particular concern about the vernal pond that was to be created, a man made pond and the Environmental and Ecological Planning Advisory Committee was very concerned that staff ensure its success and they wanted to see additional monitoring and they have carried that recommendation forward; noting that it was discussed again in their second set of comments in response to the circulation of this plan; advising that staff has a draft plan condition specifically addressing the requirement for a detailed design for the wetland as well as a five year monitoring period that would take place, which is beyond the typical two or three years which was recommended in the Area Plan.
  - *Councillor Helmer enquires about Condition 96 as the Committee had some discussion about a similar Condition, not the exact same wording, at our last meeting and there was a suggestion by Mr. G. Kotsifas, Managing Director, Development and Compliance Services and Chief Building Official, that this might be problematic and he just wants to make sure that this language is acceptable; reiterating that this is the one saying you have to have the street oriented design, porches and windows and so forth and anything that is abutting public space, it used to say that it had to have the approval of the Manager of Urban Design, this one says the City Planner and there was some discussion about whether, before you come in for a building permit, you could require this; pointing out that this is different language but he just wanted to check on it.);* Mr. L. Mottram, Senior Planner, responding that Urban Design staff did provide them with comments and they were included in the Report as well as this particular Condition and it was worded as provided to him; Mr. G. Kotsifas, Managing Director, Development and Compliance Services and Chief Building Official responds that it is very similar; expressing appreciation to Councillor Helmer for picking this up; stating that, through our Solicitor's Office, we struck the last line out in the previous application and it is probably prudent to do the same here.
  - *Councillor Hubert enquires about the park and the school; realizing that with school they wait until the subdivision is entirely built out and then they look at it which is sometimes challenging in subdivisions; thinking they made a change a number of years ago to tie the park development to phases of the subdivision agreement so that the park is not the last thing that gets built in a subdivision, where people move in and the builder says that yes, there is a park there and the kids that are five are now going off to University before the subdivision is fully built out and the park is gone; is there any mechanism in the subdivision agreement to deal with that.);* Mr. T. Grawey, Manager, Development Services and Planning Liaison, responds that the development comes at a later stage and when they review the registration request for the agreement, it likely will be registered in phases and they can review the proposal and, at that point, they do have input in terms of the phase

boundaries and in some cases they have required park block boundaries or other facilities to be developed in conjunction with a particular phase so it could be something that they look at in terms of when that park block gets registered and try and encourage that the block be registered in conjunction with one of the earlier phases as opposed to a later phase; there is an ability to review the phasing plan for the subdivision and have input into when certain blocks are developed; *(Councillor Hubert wondering if we have a specific policy on that or is it a little bit more fluid.)*; Mr. T. Grawey, Manager, Development Services and Planning Liaison, responds that unless there is a Condition that speaks to the phasing specifically, they do have Conditions that generally say that phasing shall be to the satisfaction of the City and we have an opportunity to review the phasing but there is nothing in policy that would require that a particular park block be developed at a particular time; *(Councillor Hubert indicating that he may ask Council to review that at a future time just in terms of policy as he sees it being one of those issues that linger.)*

- *Councillor Hopkins stating that staff touched upon a little bit in their presentation about the trails and it is a hot topic in her Ward – trails, pathways, walkways and how they work and how the community is informed and she is not exactly sure if the trails are part of this subdivision agreement or will it take place at a later time.)*; Mr. L. Mottram, Senior Planner, responds that multi-use trails will be part of this development and part of the subdivision agreement and they will be looking for the detailed designs after draft plan approval as they get into the design studies and the detailed engineering drawings.
- Maureen Zunti, Sifton Properties Limited – expressing agreement with the staff recommendation; pointing out that with respect to the redline revisions that have been proposed, those are things that they can live with; responding to the question about when parks are constructed, they certainly have constructed parks at the earlier stage of development in a number of their projects and they tend to work with Parks Planning staff in terms of timing and budgets and so on and that will be dealt with through the subdivision agreement phase.
- Craig Linton, 151 Devonshire Avenue, on behalf of the Wagners, 1478 Westdel Bourne – expressing support for the application.
- Sandy Levin, 59 Longbow Road – asking the Committee to get a little more detail on the question that Councillor Park and Councillor Hopkins raised because coincidentally he was at a meeting led by Councillor Park talking about this very kind of issue; indicating that if you look at Planning and Environment Committee Page 140 and Condition 104, it deals with the recommendation of the Environmental Impact Study (EIS) and one of the recommendations of the EIS update that the EEPAC looked at was that there be a detailed environmental management plan produced and they found it odd that the update talked about a more detailed plan because they had expected to see it in the update; indicating that the Committee might want to know whether or not that is part of that Condition or not and if not, why not because it is adjacent to an Environmentally Significant Area; advising that the second piece of the question that he thinks Councillor Hopkins raised is about the trails and that has also been something that EEPAC has talked about with both Phase 1 and Phase 2 of this is that, as far as EEPAC knows, the trails within Warbler Woods Environmentally Significant Area will change in some way due to the creation of the subdivision because there were no managed trails so the question is when does the managed trail system go in, similar to the school question; is it before folks show up or after, which is after they have already created their own desire lines and their own trails which may not be in the appropriate place; Mr. A. Macpherson, Manager, Environmental and Parks Planning, responds that he will deal with the trails question first because it is a good question and they deal with that up front; Warbler Woods is a site that has been used for dozens and dozens of years and has an established trail system; staff is not suggesting that they want to make changes to that; in fact, they want to minimize disturbances; he thinks they will be proposing to close a few trails but current trail access points, along the west edge of Warbler Woods will align with access points from the subdivision and the trail that runs along the west edge of Warbler Woods will be the main trail there; a lot of time has been spent making sure that this subdivision aligns with Warbler Woods, provides generous buffers, has complete restoration of that buffer and accommodates trails; talking about just hiking trails only here; the other question was about pathway alignments and the pathway system and the subdivision is completely separate, a completely separate block of land; they would hope that that could be built all

at once but you do get phases of subdivisions and sometimes that phasing is subject to servicing; you start at the low end and work your way up and sometimes parks end up at the high end of the subdivision and there is not a storm outlet that you can hook the park up to yet so sometimes phasing is affected that way; at this time the west side of the Warbler Woods Environmentally Significant Area is not even part of this subdivision so they are struggling a bit with the management of those lands, it is outside the plan of this subdivision, it is outside of lands owned by the City, they are looking at acquiring it separately through a different process so there is a bit of a dilemma on pulling all of these pieces together but they are working successfully with Ms. Zunti and Sifton Properties Limited to make all of those pieces come together; not sure that he understood the specific question about Condition 104, the idea is that whatever was recommended through the Environmental Impact Study is carried through into the subdivision plans to make sure that they have not missed anything and that what comes out of the EIS is shown on those drawings and that is the intent of that clause, he believes, to the satisfaction of the City.