

PUBLIC PARTICIPATION MEETING COMMENTS

10. PUBLIC PARTICIPATION MEETING - Property located at North Side of Bradley Avenue, East of Highbury Avenue (39T-92020/39T-92020-E)

- *(Councillor Hopkins enquires about the process for the stormwater management ponds, where and when they are established and any concerns.); Mr. L. Mottram, Senior Planner, responds that the stormwater management facility has already been established and is located further to the east, closer to Jackson Road, where there is a larger stormwater management facility to serve the remaining phases of Summerside Subdivision; (Councillor Helmer expressing gratitude that the Ministry checked and that the boundaries were updated before the project was approved; looking at the difference between the green draft approval and the redline and it looks like the revised line is coming almost right into the road where those lots were removed; noting that staff indicated that there was a plan to build sixteen houses and now there is not and it looks like the boundary is almost touching the road at the junction of Evans Boulevard and Chelton Road which seems acceptable for now but if that were to shift again in the next three years, if we started development, what if we are looking at another extension and the Ministry says come back and look at it again, worried that at some point it is going to start impinging on the roadway and we are going to have a bigger problem; wondering if staff can address that.); Mr. T. Grawey, Manager, Development Services and Planning Liaison, responds that Councillor Helmer is correct in that the wetland boundary does come quite close to the roadway alignment; noting that they did have their Ecologist go out in the field with Drewlo's consultant and looked at that and felt that even though it was fairly close to the road that in terms of impacts that it was an acceptable boundary location; if there are future changes to the wetland boundary then they would have to deal with those at the time, if, for example, in three years' time, there is another extension and the wetland boundary has changed that would have to be taken into consideration at that time; for the purpose of this subdivision, they feel that the alignment of the wetland boundary and the roadway are acceptable in terms of impacts and that they can be addressed through normal environmental requirements and measures; (Councillor Helmer discussing the significant grade difference between the roadway and the wetland, it looks like it is going from 276 to 275 and then close to 270 so there is three or four feet dropping off from the roadway down to the wetland and with it that close one of his concerns is that they are going to come through on a regular snow clearing operation and there might not be salt, but are we taking that into account being this close to the wetland.); Mr. A. Macpherson, Manager, Environmental and Parks Planning, responding that the typical cross section for a road does have a two percent grade up in the boulevards so generally everything in the road allowance drains back towards the road and the question ties into the stormwater management discussion as well; in order to maintain the water balance of this wetland, there is a third pipe system that will collect clean water from the backyards of the adjacent lots and direct it to the wetland so that the correct amount of water still gets to the wetland, the excess water from the roads is still going off to the stormwater management pond; (Councillor Helmer indicating that he will leave it here for now because he does not want to give the sense that he does not support it because he does support the extension of the draft approval and the redline revisions; his concern is that sometimes storms overwhelm the roads and then the water goes somewhere and when it is this close to a wetland feature that is when he starts to get concerned about it; we will see if it gets developed or if we are back for another extension and we will talk about it then.)*
- George Bikas, Drewlo Holdings – expressing support for the staff recommendation.
- Jeff Thomas, Development Engineering, on behalf of the applicant – providing additional information for Councillor Helmer to his questions; advising that part of the reason for some of the grading needs a grade change there, the roadways are designed to convey the 250 year storm event to go towards the stormwater management facility so the flows should not top the roadway and go to the wetland; expressing appreciation to Mr. A. Macpherson's comments about the third pipe system; pointing out that the concern of the future expansion of the wetland, the wetland itself was generated in 1966 when Highbury

Avenue was constructed as there was a pipe that was put in the wrong direction and flow was backflowing to that woodlot instead of the Pond Mills ponds where it was supposed to go; advising that there is approximately a half metre sediment build-up out on that roadway, in that culvert, which, when that is removed, the wetland should recede, if anything, so the boundary right now is not a true boundary; however, Drewlo has agreed to adopt it and take it but it should recede in the long term.