

PUBLIC PARTICIPATION MEETING COMMENTS

12. PUBLIC PARTICIPATION MEETING - Property located at 132, 146 and 184 Exeter Road (39T-15501/Z-8470)

- *(Councillor Hopkins enquires about the parkland and the process of the development of the parkland as this area tends to be landlocked from the other developments around it and she would like to know a little bit more about how that parkland will be developed, the Open Space, if staff could please provide more details.);* Ms. N. Pasato, Senior Planner, responds that the two part Blocks that are proposed, one is adjacent to the school block and one is adjacent to the Open Space area; they will be dedicated through this process as part of the required five percent through parkland dedication; it is expected that Block 63 will be integrated with the Open Space that is directly to the west so there will be connections through the Open Space as well which includes the Pincombe Drain; *(Councillor Hopkins enquires if that will be developed before the development.);* Ms. Pasato, Senior Planner, responds that she does not expect that it will be, realizing that Parks has a timing for their various parks and the development of those; reiterating that she does not believe that this will be developed ahead of the development itself but hopefully it will be developed in short sequence with the development of this first phase.
- Frank Arroyas, on behalf of his parents who own properties at 1350 and 1352 Wharncliffe Road South – indicating that he does not have a lot of objections with Z Group's plan; noting that his objections are more to do with the Bradley Avenue extension and their crossing onto their property; understanding that, with the Bradley Avenue extension, they are going to lose a lot of access; outlining that the front part of their property, his parents had always planned on developing it with a Wharncliffe Road South access; advising that they will lose a lot of their access to Wharncliffe Road South; noting that he has already started discussions the Transportation department and that will be minimized with right hand access hopefully to Wharncliffe Road South but probably not and maybe to Bradley Avenue; indicating that Z Group has allowed them to put a connection through the middle of their property which will allow them to develop in, hopefully, two different sequences; discussing the back part of the property, which has more to do with the redline and what is immediately being developed; indicating that they have one access at the front but if you know the property; noting that maybe some of the Councillors remember that his parents used to have an antique store as well and the original structure was a barn and it went up in flames quite a few years ago; noting that they replaced the barn and they did their antique store and his parents have since retired; pointing out that they have a lot of tenants as well as their principle residences on the property; stating that at the back of the property they have the large structure of the barn and some outbuildings; noting that these are currently being rented out, they have a landscaped property, artists, contractors that use it for storage, etc; reiterating that at the back, there is a lot of usage; advising that because of the planning he guesses that it is going to be light density or principle residences; asking the Committee to consider if there could be an access to the south side of the property, long and narrow, so that at the back, they could talk to Z Group and maybe they could allow them to have some kind of access out the back so that they do not have to go through the principle residents portion of the property for future development.
- Dave Nuttall, 703-500 Talbot Street, on behalf of 2178254 Ontario Inc. – indicating that they own the lands that abut the easterly portion of the aggregate lands that are being dealt with tonight; advising that they had five concerns and they were ready to file them tonight when they see all the redlining that is being done here, which if he has it correct, the area that is hatched out in red right now will not be part of the proposed draft plan; enquiring if he has that correct; expressing an objection as they came in back in 2008 and tried to get their project draft approved and Z Core which is the owner of the property objected to their plan and one of their primary objections was that the proposed lands for Bradley Avenue, which is going to extend from White Oak Road to Wharncliffe Road were not available; reiterating that that was one of their strongest arguments to object against their project and now they have reciprocated and come back and said fine, if you want to

develop your lands, you should have to abide by the same concern and supply the lands, the right-of-way lands, for the proposed Bradley Avenue; pointing out that it is on the north part of the red hatched out area; indicating that they are going to object to the project unless that is part of the proposed draft conditions that the lands are given to the City for the proposed right-of-way for Bradley Avenue; advising that Bradley Avenue needs to be built as the traffic is heavy in that area; bringing more people in, which is being done now, on the north side of the proposed Bradley Avenue, the traffic is just getting far too heavy; believing that it is time that the City gets control of these lands, gets it in the Budget and builds the Bradley Avenue extension; pointing out that the other four objections that they had had to do with the red hatched out area and he is presuming that it is not part of the draft plan proposal for tonight; looking for a response to that.

- Barry Scott, on behalf of the numbered company that owns 234 Exeter Road – indicating that this property is located two properties to the east on Exeter Road; advising that his clients concerns are with the road connections between the two properties; noting that those concerns are largely dealt with with the referral; expressing concern with Street “N” in the draft plan at the southeast corner as it is to connect to Exeter Road; advising that the concern is that Paul Peele, which is to be the secondary collector, is basically to connect with Exeter Road in between the two adjoining properties next to the east and the concern is that that intersection of Street “N” with Exeter Road will be too close to the future intersection of Paul Peele Avenue as a secondary connector; thinking that would be the one area of concern that his clients would still have.