

PUBLIC PARTICIPATION MEETING COMMENTS

11. PUBLIC PARTICIPATION MEETING – Property located at 2426 Wickerson Road (OZ-8783)

- *(Councillor Turner enquiring about the transit of the driveway across the OS-5. As that is not a driveway that is currently in place, that would need to be created, were there other opportunities explored that did not traverse the OS-5.);* Mr. B. Page, Senior Planner, responding that when the existing crossing was looked at, the crossing that is proposed is the farm crossing right now and it was deemed to be the least intrusive of all the crossings: looking at it from Wickerson Road in terms of road alignment it was an appropriate and safe access from a road alignment perspective; *(Councillor Turner indicating that there is an existing crossing there, staff is looking to expand that and plant some enhancements on the buffer sides of that roadway.);* Mr. B. Page, Senior Planner, responding that is correct, the actual crossing dips down into the stream and then will come up, this will be at grade all the way across so it will maintain the constant grade to there will have to be a little bit of fill put in and that will increase the actual width of the driveway and increase the width of impact on that feature.
- *(Councillor Hopkins advising that Southdale Road is going through an Environmental Assessment from Boler Road to Wickerson Road; wondering how that Environmental Assessment will affect or can it affect what the Planning and Environment Committee is doing here tonight; wondering if there is any concern.);* Mr. B. Page, Senior Planner, indicating that he does not know if there will be any impact, the benefit of relocating the driveway access to Wickerson Road is that it makes a safe access; currently the driveway or what Boler Mountain calls the Hall Road is located at the bottom of two hills and the pavement width goes right to the edge; pointing out that it is a very dangerous situation; believing the Environmental Assessment is looking at reducing grade of those two mountains but this will actually relocate that driveway to it will make it a safer situation; Mr. J.M. Fleming, Managing Director, Planning and City Planner, commenting that the net result will be that there will not be a driveway on Southdale Road following this; *(Councillor Hopkins commenting that it will make it a lot safer because that is a dangerous stretch of road at the moment.)*
- *(Councillor Cassidy enquiring whether or not these lands are city-owned.);* Mr. B. Page, Senior Planner, indicating that no, they are not, there are a number of lands involved, part of the lands involved are owned by the Stanley sisters, a portion just south of the stormwater management pond and another are held with a private owner; advising that the City of London lands do not exist within that area, the City of London is potentially looking at putting an easement over the driveway to provide for a multi-use pathway system that would connect to the existing system that is being constructed right now; *(Councillor Cassidy confirming that none of the lands are city-owned lands.);* Mr. B. Page, Senior Planner, responding that no, they are not; *(Councillor Cassidy inquiring about the strip, is that being farmed right now, is that agricultural; noting that it is zoned agricultural and wondering if it is in active use.);* Mr. B. Page, Senior Planner, indicating that he has not been on the site this year to see if it is actually being cultivated, but he knows that last year it was cultivated.
- J. Perreira, on behalf of KAPE Developments and the Stanely's – advising that they do not object to the principle of this severance; noting that that was agreed before and there is no change in that; expressing concern because he only received the staff report late on Thursday and it is a little above his pay grade so he tried to retain counsel and Mr. A.R. Patton was very gracious to accept but he could not be in attendance at today's meeting; reiterating that his concern is not with the severance and the principle of it; advising that it is the restriction being imposed on the remaining portions of the land that concerns him; advising that since he could not speak diligently or intelligently on it, he would like to ask the Planning and Environment Committee to defer it for a short period of time until he can get Mr. A.R. Patton to come forward and give him his best advice on the matter; expressing concern with the OS-5, OS-4 and the map for that zoning seems to get larger and larger and there is less and less land that can be developed in the future and that is his concern.
- M. Moussa, 155 Thornton Avenue – enquiring if this is a private laneway or will this be an assumed road in the future; enquiring as to what is the cost to the taxpayer of the severance if it is an assumed road.
- J. Kennedy, Board of Directors, Boler Mountain – responding to Mr. Moussa's question, it will be a private driveway; pointing out that there will be a multi-use

pathway over that driveway, it will be an easement granted to the City; commenting on Mr. Perreira's presentation, they would request that this not be deferred as this matter has been before Council and Mr. Perreira since 2000; indicating that it is a matter that has been well delved into and they are subject to a conditional agreement of purchase and sale for the land; noting that the condition expires September 30; requesting that this matter go forward as is and the recommendations that were made be observed.