

PUBLIC PARTICIPATION MEETING COMMENTS

20. PUBLIC PARTICIPATION MEETING - Properties located at 598, 600, 604 and 608 Springbank Drive (SPA17-028)

- *(Councillor Turner enquires about the implications with the premature removal of the trees on that site.);* Mr. J.M. Fleming, Managing Director, Planning and City Planner, responding that there has been some action since the trees were removed by the applicant and staff together with the community; pointing out that this is not within the tree protection area and it is a little bit different than some of the other ones they have looked at; this did go through a fairly advanced zoning amendment process prior to any of the trees being removed and that included a zone that identified where the building would be established, which trees would be removed or what could be expected by way of underground parking foundations; thinking the Committee should have that in the back of their minds with respect to those tree removals; that being said, as our by-law reads, trees over 50 centimeters are not to be removed until such time as a site plan process has been concluded; as you can see, we are getting closer to that; they did have a couple of meetings between the community, the applicant and staff; there was an order that was put on the site by Forestry staff and they are working through that process right now and the applicant has been compliant; compliant in terms of the work stoppage at the time, there is still work to be done on the site to get it ready for the construction; understanding that there are larger than typical trees to be planted through the site plan process on the landscaped strip to the south of the development on the applicant's lands.
- *(Councillor Hopkins enquiring about the entrances to the property, the right hand entrance off of Wonderland Road, is that a designated lane; understanding that it is two lanes at the moment.);* Mr. M. Pease, Manager, Development Planning, responding that the site plan does show it coming right off of Wonderland Road; there is a bus layby immediately to the north of that which can make it a little bit problematic; hence the reason for limiting access to what was required in this case, a right-in only; *(Councillor Hopkins enquires about the construction area and where the trucks will come and go; has that been determined; knows that intersection quite well and knows how congested it can get.);* Mr. M. Pease, Manager, Development Planning, responding that a Traffic Management Plan still needs to be prepared through the final stages of the Site Plan Approval process; that has not been determined at this point.
- Scott Allen, MHBC Planning, on behalf of the applicant – expressing support for the findings and conclusions of the staff report; indicating that they are working with staff to address the four outstanding matters that have been identified by Mr. Pease, Manager, Development Planning, and further outlined on page nine of the staff report; expressing confidence that those matters can be resolved in a very short order; emphasizing that the site layout and building design presented at this meeting are very much in keeping with the plan that was presented to Council in October, 2015, with respect to the previous rezoning application; identifying that there have been certain modifications and refinements through the site plan process with respect to site access and parking, the building design and landscaping but effectively, what you are seeing before you was presented at the previous rezoning process; thanking the planning staff for their diligence.
- Susan Smith, Bruce Street – indicating that the southwest corner that this is located on is really significant, it is going to be highly problematic with respect to where the buses now run, where they are southbound on Wonderland Road, the frequency is pretty accommodating for good travel time; advising that she would not like to see that stop, even temporarily moved or replaced; pointing out that that aspect of Wonderland Road South is almost like the semi-internal ring road for the city so without addressing any of the aesthetics of the proposal she needs an explanation for what was referred to as the plaza, perhaps that could be indicated on the landscape plan; indicating she heard plaza referred to and that could not be an appropriate description for the land use on the north east corner.
- William Pol, on behalf of the area residents – commenting on the landscape plan and the renderings, it does not appear to him that these same trees are properly represented in

the landscape plan and he thinks that is indicative of what they have had through this application; requesting that the developer be requested to meet the intent and purpose of the Council resolution of October, 2015; reading "that the Site Plan Approval be requested to ensure that the development of the subject property be consistent with the site plan renderings, elevation drawings and section drawings appended to the staff report of October 5, 2015"; advising that the presentation and the submission tonight does not do that, in his professional opinion; requesting that the site plan be refused; looking at the 2015 site plan, you see large caliper trees that appear to be protected and proposed throughout the site; stating that when you put the underground parking area, more than seventy-five percent of the site, this is incorrect, this does not represent what the site plan could in fact be; stating that one of the significant arguments at Council was, in order to protect the natural, mature, landscaped area of this site, they had to have a higher and narrower building and that is what Council, that is what staff, that is what the developer recommended, requested and was approved; advising that they tried to make an alternative argument at the Ontario Municipal Board but were unsuccessful; showing the 2015 plan and the 2017 plan; appreciating the cooperation of staff as they provided all of the site plans, all the background material to do the analysis; wondering what the difference is, showing the elevation, a tall, slender building on the north side, underground parking across seventy-five percent of the site; showing the building in 2017; providing the analysis; requesting mature, large caliper, trees be planted in the boulevard of Springbank Drive and along the southerly property boundary; believing the City has an obligation to look at a Cultural Heritage Landscape as a possible landscape district. (See attached presentation.)