

## PUBLIC PARTICIPATION MEETING COMMENTS

### 13. PUBLIC PARTICIPATION MEETING - Property located at 2810 Sheffield Place - Application for Vacant Land Condominium (39CD-17503/SPA17-026)

- *(Councillor Hopkins enquiring about the buffering or fencing, is there anything to the north of the units; indicating that she is not sure what the line is there and asking for more explanation.);* Mr. L. Mottram, Senior Planner, responding that a copy of the Landscape Plan was included in the report and it does identify, based on a Tree Preservation Plan, a series of mature deciduous trees located immediately north of existing single family homes on Sheffield Place and they would be preserved with the exception of one or two or three that were identified in the Tree Preservation Plan as having health problems or have been identified as a dying tree and there is also part of the landscape plantings a combination of deciduous and coniferous tree plantings along the internal access driveway that should help to blend in with the existing neighbourhood and the existing surroundings; indicating that Ms. M. Zunti, Sifton Properties Limited, is in attendance and she may be able to assist when confirming the fencing system here, if there will be a privacy fence installed as part of the site plan; noting that normally wood privacy fencing is required but he knows that there is chain link fencing that is required along the northerly limit of the site plan because that is adjacent to public parklands and a multi-use trail along the north side.
- Artur Kosinski, 2806 Sheffield Place – expressing concern that when they bought their property, they were told, because they knew they were going to build there, they would see only the roofs of the properties and now everything has been raised eight metres; stating that if they were going to be two storeys high, it is going to be something that no one told them about that something like that is going to be built there; indicating that the ditch that is at the end of his property and they are saying that they are going to cut some trees there, they are going to cut the two biggest trees, the healthiest trees because of that little corner of the ditch that they built; stating that it is just ridiculous that they need to take that corner and cut those trees.
- Maureen Zunti, Sifton Properties Limited – expressing agreement with the staff report; responding to the comment that there was an understanding that there was only going to be one storey buildings there, she is not sure where that would have come from, the builder that has built quite a lot of the dwellings in that area is the same builder that is going to be building those five units so the type of housing will be essentially the same designs that have already been built; reiterating that whether it was someone's salesperson, she has no idea where that came from but the zoning has always been in place to permit anything up to 10.5 metres which would permit the two storey houses; pointing out that the grade does go down a fair amount, there has been fill that has been required as part of the overall engineering process for the overall subdivision and the site; responding to the Councillors question that the line on the plan is a retaining wall; noting that they have used a new type of retaining wall, EnviroWall and it is actually composed of a different material which will now have seeding associated with it so it will now be a green wall so it is not your standard one or two metre high brick or stone wall, it is a special type of a wall so it will be a totally green edge eventually along the multi-use trail; indicating that, to the north of that is the multi-use trail and that entire area has undergone a lot of restoration work that was approved as part of the original subdivision; believing that addresses the questions that have been raised so far; advising that there will be fencing, because of the height of the retaining wall, fencing is required and there will be fencing along the north limit of the site.