

PUBLIC PARTICIPATION MEETING COMMENTS

9. PUBLIC PARTICIPATION MEETING - Property located at 4380 Castleton Road (Z-8769)

- *(Councillor S. Turner indicating that the question he had about the forty metre and how that is going to be established was answered; enquiring about the terminal building to the north of this site is all part of that same property, is that correct and would the zoning application apply just to the southern portion of the property or the entire parcel.); Mr. M. Tomazincic, Manager, Current Planning, responding that the terminal building to the north is independent of this site and this will be a transport terminal; (Councillor S. Turner enquiring about traffic and movement near the residential properties along Dingman Drive; wondering if there is any consideration on how traffic would approach into this terminal, could it approach from the north and not from the south or can we be that specific in the way that we address this application.); Mr. M. Elmadhoon, Traffic Planning Engineer, responding that they will have to look at this in more detail at the site plan stage; advising that he expects that most of the traffic will be from the west, from Wellington Street because it is coming from the highway; indicating that they have asked for a southbound left-turn lane into the site; responding to traffic distribution and all of this, they will be dealing with that at the site plan stage; (Councillor S. Turner responding that that is helpful and he sees this as the most impactful part of the application).*
- *(Councillor J. Zaifman indicating that he has heard, and there will be people speaking on this matter today from the community in the rural settlement south of the property; enquiring why the setback on the west side of the property, whereas when you are looking at the south side of the property, where there is concern of both water runoff onto the properties on the south end as well as noise concerns to the property owners south of the property, that there is a larger setback on the south and provided more landscape there that may be of benefit to the community members to the south; wondering why that was done that way); Mr. M. Tomazincic, Manager, Current Planning, hoping that he is understanding the question correctly, why the fifteen metre setback to the north of the site versus the south of the site; advising that that was the request by the applicant; advising that a greater setback is something that they are pleased with, if it was inverted, they would be happy as well; indicating that the bigger issue was insuring that they met that forty metre setback which is provided in policy which they have achieved through that additional three metre setback.*
- *(Councillor J. Helmer enquiring about the area behind the parking area that is along the south and the eastern boundaries, what is being contemplated in terms of vegetation.); Mr. M. Tomazincic, Manager, Current Planning, responding that the type of vegetation has not been established yet and that is something that they would work through during the site plan approval process.*
- *Laverne Kirkness, Kirkness Consulting, on behalf of the applicant – indicating that this is part of the London Sufferance Warehouse family that is located to the northeast and it represents a home grown business expansion; advising that this transport terminal really came to his office from an engineering perspective and this drawing that you are looking at is the Development Engineering's site servicing drawing; noting that they are simply trying to work with the grades of the lands as they are; pointing out that the stormwater retention area along the north side makes sense from the existing topographical perspective; noting that there is some along the southwest corner as well; hoping that explains to the Ward Councillor why the fifteen metres is located on the north and not the south; advising that they are not opposed to trying to look at an alternative but they would like to get through this rezoning; thinking that a key message in the planning report, from City staff, which they appreciate very much because it is supportive and they agree with it and they hope that the Planning and Environment Committee recommends it to Council, is that the South West Area Plan raises the bar with respect to site planning for industrial uses; stating that he does not believe he has ever run across where they have setbacks for pavement, it is mostly buildings; however, they are working with it; advising that the same zoning that they are asking for is applied to many other properties adjacent and they are just catching up with respect to this site but they are doing so and going beyond it because of this engineering and site design coming before you and having entrenched in the Zoning By-law setbacks for pavement that then provides for landscaped areas and proper drainage; noting that this site will then be looking after itself and that will be ensured through the site plan application with security; hoping that provides the Ward Councillor with some comfort as well; indicating that if there is some runoff happening in other industrial sites onto properties, it will not be this site; contributing to the solution, not the problem; advising that the applicant would like to get on with having their transport terminal established; thanking staff for their report; expressing support for the staff report.*

- Allan Tipping, 2809 Dingman Drive – advising that he drove by this site tonight and hoping that someone can correct him if he is wrong, but what is being shown at the Planning and Environment Committee shows a site that has not been touched yet, but if you look at the bigger picture of the property which did not show up on the screen very well, they have excavated all the way over to Forest City Forming; advising that when you see the little picture of this piece of property, this is not all of it; stating that it goes a lot farther and when they are talking setbacks, the rest of their property is touching residential properties in the back corner; asking that the map be placed back up so that he can explain where it is touching the properties; reiterating that he went to this site today and he does not know if they even have an excavation permit for this property; indicating that if you look at the subject site and you go down to the bottom corner of the map, you will see the purple ninety degree down there but that open land down there has all been excavated now; advising that he does not know if this transport terminal is going all the way through to there or if it is just staying on this little subject site; advising that that is a question that they have in the neighbourhood; indicating that they were not notified that it is coming over to that other big piece of property that looks like it is not being touched; pointing out that he has received many calls being a member of this Coalition and the letter that came to them was like this, so it is not very clear to the residents where this terminal is actually going and how much of the land is being used; stating that they have had major water issues; advising that Councillor J. Zaifman can attest to that, he came out and saw them; indicating that they have been on the City to repair their ditches and they just all got hit with a \$1,000 municipal drain bill from a facility that has a concrete parking lot and the drain was full of gravel but they paid for their mess; advising that there are no sewers in this area so when you pave land, where is all that water going to go; stating that every building that has been built in this area has been built higher than existing residences; noting that all the existing residences are getting dumped on by water; indicating that one of the City employees, Mr. D. Simpson, Technologist II, has seen this and has indicated that there is not much that he can do about it because that is the way it is coming through the city; advising that they have some properties that are four feet above their properties; pointing out that this side of the street is lower than the roadway; advising that years ago Forest City Forming was built and when they built that structure, they blocked off a ditch which caused a lot of problems too; advising that this site has a ditch that runs right between these two pieces of property; indicating that he looked at it today and the excavating is starting to go into that ditch; noting that is a water ditch; hoping that it is not going to disappear; advising that all of this water flows down to Dingman Creek and if they do not have the proper slopes there, it is going to run into residential backyards; stating that part of the noise problems is the beep, beep, beep of these trucks twenty-four hours a day backing up and, if you have ever heard an air conditioning unit on the front of a transport that is starting to go bad, you will not be able to sleep with it as it is just noisy as can be; asking that, if this goes right along the bottom, that the company is forced to put at least a fifteen foot berm with trees or fencing to protect those residential neighbourhoods and if anyone has driven there, Castleton Road is already destroyed; stating that these roads were never built to carry transports, they used to be chip and pavement and over time it has just turned into pavement; reiterating that Castleton Road is cracked, it is destroyed already; advising that he does not know how you are going to put a truck company there; travelling, coming through Brockley, they cannot make a turn off of Dingman Drive onto Castleton Road; noting that the Ontario Driving School has already wiped out that telephone pole three times because they cannot make these turns; advising that he would like to see the City enforce that none of these trucks can come through their residential area because it is the straight throughway from Highbury Avenue and it is a back way; guaranteeing that they are going to start taking it and who is to order them not to; wondering, with all of these trucks here, where is the security to these trucks, you are going to be bringing people into the neighbourhoods that can break into stuff; indicating that there is no security that he has heard of on this site and even tonight they said that there was not any; realizing it is not good for the property owner but it is also not good for them bringing in some of those transient people that are willing to break into these trucks; asking that there concerns be taken seriously before the Planning and Environment Committee approves anything because this is going right into the field beside it.