

PUBLIC PARTICIPATION MEETING COMMENTS

3.8 PUBLIC PARTICIPATION MEETING – Application – 3557 Colonel Talbot Road (Z-9003)

- Harry Froussios, Zelinka Priamo Ltd., on behalf of the applicant – indicating that this application is being deferred for the time being to allow the Upper Thames River Conservation Authority to determine the flood hazard mapping on this site; hoping to have that information by now, it has been some time since that information has been forthcoming but they are working with them actively and hope to have that information soon and their hope is to have the application brought forward in the near future.
- Ian Campbell – advising that he is the owner of the property just to the south of the proposed property; noting that it is a three and a half acre property that has one house on it; the application is under one acre proposing twenty-eight units on it; indicating that there are a number of things that he wanted to touch base on tonight; believing a few of the key ones have already been discussed; talking about a setback from Dingman Creek, he has personally been there since 2005 and he has certainly seen significant flooding from that creek certainly to the extent of the flood line; understanding that the current screening area is being reviewed and that that line may change; pointing out that to the west of this unit, in the creek, there was a gentleman by the name of John Leahy who was here approximately one year and a half or so ago, he has ten acres back there and he put in sixteen houses back there and in doing that he put an access bridge over the creek in order to get to his property and his guess is that was sized for the run-off from his property and not sized for any run-off that may come from this property and that is another consideration that would need to be taken into account; advising that there is also approximately a ten foot slope difference from the north side of the property to the south side of the property so absolutely everything flows towards that creek; noting that it is not mentioned in any of the material; indicating that there is a pond on the property and it is certainly the home to a lot of wildlife and certainly something to be considered; discussing the mature trees, he walked out there with his dog last night and there are one hundred thirty-five mature trees on that property, not five, one hundred thirty-five; having a look at the plan, he believes the majority of those trees the plan is to cut them down and build this complex; advising that this is a concern not only for him but also for people in the area; indicating that his house has eleven windows that look toward that property and the removal of those trees is a significant impact on something that he has enjoyed over the last number of years; on the north side, several houses actually back up to the northern fence line, the plan does not show any decks that would be built, those decks, if they extended four or five feet further to the north would pretty much put those decks on the property line and you would be sitting on a deck staring into someone's bedroom window; expressing concern with that and clearly any application should consider that the property be moved well off the northern line; advising that the same thing happens on the west side, there is a seven metre cedar hedge that runs back there and his understanding is that they plan to take that down removing all of the privacy for the people who are on the west side property; referring to page 327 of the Planning and Environment Committee Agenda, there is a consideration for a city park walkway which is planned for that area and that is not recognized in the proposal and certainly, again, is something that evidently it says that parks staff can provide a parkway diagram and he has not seen that yet but, again, it is not part of the proposal and should be; speaking to the road setback, the properties in that area right now from centre line to his property, the one north of him, south of him and the one two north of him are all actually thirty-six metres from road centre; pointing out that when you lay that out and look at what they are thinking of doing, they are looking at having their property about twenty-four metres from road centre; believing that all of them chose to be further

from the road, they are deciding to be closer to the road obviously to optimize the number of units on the property; keeping in mind that seventy kilometers an hour on that road which means that when the snow plow comes the throw is probably fifteen to twenty feet and you are talking about gravel, ice and snow that regularly makes its way well into his driveway; advising that there would be significant danger if those units were too close to the road; as well as that there is also a recommendation from City Traffic that a turning lane be put in, that turning lane would almost have to start at Clayton Walk which means you would have a turning lane turning in to a turning lane with significant issues in and around there; referring to page 330 of the Planning and Environment Committee Agenda, recommends that currently it is premature and the application should be refused; believing that is what Planning staff just said so they wholeheartedly agree with that assessment.

- Russell Bell, 6946 Clayton Walk – indicating that all of the homeowners of North Lambeth have been meeting prior to this and what Mr. I. Campbell just said is reflective of all of them; asking the residents in the audience to stand; indicating that these are all homeowners that are backing on or in close proximity to this application.