

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 3087 White Oak Road – 39T-18505 (Z-8980)

- *(Councillor A. Hopkins asking for clarification with respect to the access to this development; she sees one access is to Southdale Road and according to the maps that they have on their Agenda, she wants to understand the access to White Oak Road, is it Block 102 according to their map.);* Ms. S. Wise, Senior Planner, responding that the access to White Oak Road will be provided through the extension of Bateman Trail which is terminating just opposite of Devon Crescent to the east, the southern extent of Block 102 at the bottom would only provide a pedestrian walkway to White Oak Road, not vehicular access; *(Councillor A. Hopkins indicating that it is further down, it is not part of this development, so there is one access right now off of Southdale Road.);* Ms. S. Wise, Senior Planner, responding that there is an existing Bateman and White Oak intersection and there will be a second one proposed through this application; noting that it is not quite clearly shown on the plan but the Bateman Trail will be extended through this plan of subdivision.
- Scott Allen, MHBC Planning, on behalf of the applicant – expressing support for the recommendations and draft plan conditions set out in the planning staff report as presented by Ms. S. Wise, Senior Planner; thanking Ms. S. Wise, Senior Planner, and the Development Services Department for their attention to this application.
- Ed Richards, Resident on Biddulph Street – enquiring about traffic control measures that would be proposed for the intersection of Southdale Road and whatever the new road is called, believing it was called Petty; wondering what is happening at that intersection because it is already quite chaotic with a Tim Horton's that is there and some proposed future commercial development; wanting to know the traffic measures proposed for the extension of Bateman Trail where it intersects with White Oak Road, again, very chaotic because you have a warehouse facility across the street with transport trucks struggling to get in and out of there on a daily basis; wondering what the plan is for traffic lights or stop signs; wondering what the duration of the projects, all phases, total, from start to finish, what is the proposed duration of the various phases of construction, the entire horizon; *(Councillor A. Hopkins indicating that she has made note of those questions and they will go through the comments from the public and then the Committee will come back to answering those questions.)*
- Trevor Pierce, 3113 White Oak Road – advising that he does not have a problem with the development; expressing concern with the fence line for the houses on White Oak Road backing onto the new houses on the development, a lot of the lots, including his lot, his lot has a tree line right on the property line with a fence intertwined into it; stating that if the development fence was six inches into the development, not on the property line, he would save this tree line and there would be no damage; talking to different people on the street, on their end of things that is their main concern, there should be some details in the engineering of this fence with a little bit of feedback to the residents where they could say ok, Trevor's house on White Oak Road, he has this tree line and we are going to engineer and draw in, they will have the surveyors draw that fence in, six inches into the development that way they are not worried that they will come home one day and they will have no more trees; expressing concerns with White Oak Road is crazy, the warehouse, they put more traffic lights on Wonderland Road between Southdale Road and Exeter Road so all that heavy traffic now uses White Oak Road so there are no more transports on Wonderland Road, they all and it is a 60 km/h and 70 km/h on White Oak Road; advising that at the previous speaker's development, it turns into a 70 km/h for the entrance into the previous speakers development on White Oak Road; advising that they have transport trucks going 80 km/h, 90 km/h down their road so of course that also creates a

concern, how are people turning left out of the development onto White Oak Road; noting that he cannot make a left, he goes right, he does not cut through the previous speakers development because it is not right so he goes all the way down to Exeter Road, all the way over to Wonderland Road and all the way back up when he has to go north; believing the developer should do something to help control that; expressing concern with having one block of 70 km/h, why not have two blocks of 60 km/h, you have one block that is 70 km/h and vehicles heading south from Southdale, heading south on White Oak Road they are speeding up to 90 km/h, get rid of the 70 km/h and make it a 60 km/h and then people will go 75 km/h or something; reiterating that he does not mind the development, it looks nice; reiterating his concern is with his fence line.

- Sharon Veldstra, 3161 White Oak Road – realizing the area is going to get developed, it is to be expected; advising that it is currently an area that is inhabited by deer, rabbits, it has been a wildlife area; noting that she has been living there for fifteen years; indicating that she was there before Copperfield got built in; advising that they used to have a clear view right across to where Home Depot was a long, long time ago; stating that the area is becoming more and more developed which is to be expected but the problem is that the road is 70 km/h and then it changes to 60 km/h; believing they are turning this into a residential neighbourhood but they are treating this road like it is an artery; pointing out that traffic is getting rerouted onto their road more and more, her kids bus rarely stops for a day to pick them up without somebody speeding by it and the horn going off because people are not stopping; hoping that the Committee would consider turning it into a 50 km/h zone so that it is a residential zone like any other residential zone and it is not somewhere that there is going to constantly be as much traffic, it will become part of that neighbourhood as opposed to an artery; expressing concern with the land in behind; stating that her property, and most of the properties along White Oak Road, slope down towards the back and she is concerned what the drainage is going to be once that area is developed, if it gets built up higher, is it going to start draining back into her backyard because that is going to be an issue for her as well; talking about the noise wall that is being developed, if they are going to put up fencing can they put them up ahead of time otherwise they are looking at dust, they are looking at construction noise; pointing out that the lots are very small but it is consistent with Copperfield and with the other subdivisions and she guesses that is part of the concept of having everything very compact; indicating that the houses existing on White Oak Road the lots are a lot bigger, you can almost cram three of those in their lot and that is part of why they bought their house where they did, that was the neighbourhood and it was almost a left over part of the Old South neighbourhood where you did have the bigger lots; wondering if they are going to cram so many houses in there, can they do something that is going to alleviate the traffic and make it less of an adjustment for the existing houses that were there fifteen years ago; *(Councillor S. Turner enquiring, when she referred to turning it into a 50 km/h zone, which street was she talking about.)*; Ms. S. Veldstra responding that she was talking about White Oak Road from Southdale Road to Bradley Avenue where the residential area is because there are going to be a lot more cars coming onto it; right now she has to pull into the middle section of White Oak Road from her driveway and wait for a gap to get in if she is trying to go left.
- Frank Minifie, 3077 White Oak Road – expressing concern with the proposed plan; pointing out that the smaller lots like some of his neighbours have suggested here, when Copperfield was one of these before it was put in, they were promised by the City of London, by you people down in the gallery, that the lots adjoining their backyard would be equal or greater than the size that they have currently; stating that if this goes ahead he will have three neighbours facing his backyard instead of one; understanding that we need housing, smaller and larger, but they have been there for almost twenty years now and they have invested almost over a quarter of a million dollars on their last renovation

because of the City of London promising to make the lots behind them equal or better and the City has not done that; stating that you are tentatively putting \$350,000 house behind a \$1,000,000 property; asking that the zoning stay the same as it is right now as well as the street; advising that they have a letter from the London Post Office cancelling their mail, they deem it as too dangerous to have their mail carriers deliver the mail on their street; speaking to the apartment, he does not see the need to go through rezoning for one more floor; this has happened before, as soon as zoning is passed, like it says on the bottom of the page he has, this is a proposal instead of four floors they are going to get fourteen.