

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 307 Fanshawe Park Road East (Z-9006)

- Claudia Clausius, Executive Secretary for the Old Stoneybrook Neighbourhood Association – stating that the people behind her who will be continuing our presentation are the rest of the Executive for the Association; noting that they were duly elected in a meeting about a year ago from the general membership of the Association, many of whom are in the Gallery and we hope will speak later on; she would like to begin by reiterating that our Association has always been in favor of developing the 307 site; it is underutilized, in fact, it is an ugly lot right now and developing it offers several advantages: an opportunity to intensify, an opportunity to promote accessibility to our neighborhood and to diversify our community; guided by the two London city plans and the by-laws, we have repeatedly suggested an intensification of twenty units and more on this later; we have also accepted the footprint of the buildings; zoning is at the heart of this entire process; the highlighted zoning, as you see, demonstrates clearly the tension at the core of this proposal; the development obstinately wants more intensification than is allowable under the zoning; the request at the first proposal wanted R5 but alluded to R-6/R5/R6-7 and R8; at one point the City Planner suggested the developer request R8 since the intensification he wanted was not possible under R5, this R8 was dropped; however, even here when we are back at R5, R8 is being used to justify an intensification not allowable under R8; this development seems stubbornly fixated on a specific number of units and parking spots and cannot seem to get past that even where solutions are possible; here is the wording from the City Planner who is trying to accommodate the developers insistence on forty-two units for this lot; the recommended density of seventy-five units per hectare is required given the maximum density within the R5 zone is sixty units per hectare; however, R8 intensification is not required in R5 applications except when the developer is not satisfied with the R5 zoning limitations; the proposal already requires many waivers and allowances; other developments in London have taken the two City plans into account, more on this later; for this type and size of site precedents reflect about thirty units per hectare which means that for 307 that would be seventeen units not forty-two; please recall that we have already agreed to twenty units, a number already in excess of the precedent number; here is a brief history of the recommendations thus far; in May, the Planning and Environment Committee sent the proposal to City Council; City Council directed that the proposal and she quotes from the minutes here and the City Planner in fact quoted the same minutes “be referred back to the Civic Administration in order to undertake additional work with the applicant to address tree protection, building elevation and intensification in site planning through the Urban Design Peer Review Panel (UDPRP)”; the UDPRP recommendations were, in many instances, consistent with City Council concerns and with our Association feedback; she would like to turn now to the puzzling refusal of the proposal to address the clear and repeated requests made by both City Council and the Urban Design Review; in fact, in some cases those very concerns are now worse than in the first proposal; City Council requested additional work on tree protection; the previous proposal had twenty bordering trees retained, now only fourteen will be preserved, six additional trees will be cut down, all of these are partially owned by the neighbors; all trees within the lot will be cut down in the designated tree protection zones for building elevations there is now less privacy for neighbors; there were high private transom windows that have now been replaced with full height windows; urban peer review echo many of City Council’s concerns; in the words of one expert “that is a lot of parking lot”; because of the large parking lot, critical issues for urban peer review were the loss of privacy and buffering, the absence of any common green amenity space; they were anxious about the parking lot size also for vegetation and tree preservation plans; they also

wanted an improved plan for traffic within the parking lot; the urban review offered a solution to some of these problems by suggesting below grade parking; urban review also asked that the proposal be returned to them; (*Councillor J. Helmer indicating that Ms. Clausius is at five minutes and to please wrap up.*); the final slide will sound repetitive because, once again, we see the current proposal is entirely different to UDPRP's directions; there are fewer trees preserved than before, landscaping is deferred to site plan phase, private buffering is degraded, parking lot issues are not addressed, drainage swales are described as green amenity space for future residents, underground parking was dismissed as too costly; the proposal has not gone back to the urban peer review; this plan has disregarded all the feedback and recommendations that tried to solve specific problems; not surprisingly those problems remain. (See attached presentation).

- Debra Beverley, President, Old Stoneybrook Community Association – advising that she would like to talk to you a little bit about the adverse impacts and some alternatives and she does want to say thank you very much for your time and continuing to address this with us, to all of you as well as to the developers for working with us, we are grateful to have these opportunities and continue dialogue; she would like to start by pointing out some of the practical problems with the current zoning application as it is outlined today; the first is that the loss of all trees, as you just heard about, in this designates Tree Protection Zone, that is a really large one for us, the sewer capacity calculations which do appear to be sufficient; we recognize those are based on standards the City is currently using but they are standards from 1972, almost fifty year old products and things that are using the sewer systems have changed significantly so we do have concerns related to that; some aspects of the application are also impractical or hazardous and that would be things like the u-turns, one of the main intersections that people are likely be doing u-turns at are at Jennifer/Hastings; that changes names as it crosses over north and south right at Fanshawe and even just a week or so ago there was another accident; she knows as some of our neighbors have pointed that out to us; it is a site of repeated accidents so adding another nineteen cars leaving in the morning or twenty-five cars that come home magically at night doing u-turns to get into the property; we do have serious concerns that there may be some critical issues related to that and then just the diminishing setbacks eroding privacy and making noise and light pollution inevitable; the number of parking spaces required for the zoning application which do match the number of units that have been required to limit the landscaping and make snow removal an issue; while Zelinka Priamo Limited has tried to address this by increasing the set back of the parking lot from the eastern edge to about twenty or twenty-two feet she believes and we are grateful for that; it is, in fact, still inappropriate though because unless the lot entirely empties snow is actually going to have to be pushed, instead of into that twenty-two foot space along the eastern edge of the property into the south end of the parking lot where there is much less foot space available and the snow is likely to pile up and then may well drain into neighbours lots with flooding issues, the salt and chemical issues of the snow melting and killing vegetation there as well; what would be a better fit because she knows we are telling the Committee all the things that were not happy with; we do want to be developed, we would like to see it intensified; going from one single family home to twenty units of possibly four up to possibly eighty people, that is intensifying and that is what we are suggesting; when they were here in May, you did conclude by referring this back to City Council and we have talked about the history so she will not reiterate that but the current plan is still too intense, too intense for a lot of this size; eighty-three percent of which is bordered by our one houses; we are not talking about major thoroughfares on even two sides of the street; seventeen percent of it runs along Fanshawe Park Road, absolutely it does but the majority is set within a residential neighborhood; we need to address the zoning because this is driving the parking lot size which is causing the majority of the issues and these are issues that are going to come up at site planning once it is too late to scale back the development and that is going to leave the City and neighbourhoods in a challenging, an untenable situation; if the size the development is capped at twenty units this will

decrease the size of the parking lot to thirty spaces reducing paved and impermeable surfaces by fifty-three percent; recognizing it is expensive to do underground parking and we recognize why that may not be in the developers best interest but if we scale back the parking lot we are still mitigating the same issues; this decrease in paved surface will allow for more usable and effective amenity space, something the neighborhood and the Urban Design Peer Review Panel both recommend; it would not then have to relegate all of the green space to the periphery of the lot; where at the periphery there is no privacy for the neighbors who live in the residents or the neighbors that are surrounding noise, light pollution and lack of buffering all going to contribute, no one wants to have their barbecue three feet from my backyard when my kids are four feet away jumping in a pool and the same happens with other neighbors around the neighborhood; the space itself is just not a sizeable enough space for one hundred and one residents which is on the lower end of who will be living here, approximately one hundred one people; reducing the number of units and therefore the size of the parking lot means that less trees need to be removed in the Tree Protection Zone and allow us to honor that; a plan that was mandated by the City for good reason and as a Forest City, a title but I think most of us in London feel represents us, she can see with all of your glass signs here the forest on it, we actually lost the title Forest City for a period of time and we worked hard through various tree planting regimes to bring that back so let us help make sure that we retain that; the trees also provide for natural and effective means of drainage to manage storm water and then and reduce the impact of the swelling and catchment basins; (*Councillor J. Helmer advising Ms. Beverly that she has reached five minutes.*); asking for thirty seconds to wrap up; (*Councillor J. Helmer asking her to just wrap up.*); wanting to highlight one other on property that you have been discussing and that is the 420 Fanshawe Park Road East or also called the Poole property; there you had a lot of challenges as well but you went from six stories to four stories which was a better fit for that property and it is three times larger a lot than ours that has generous setbacks that provide protection and buffering, a lot of the trees have retained, two-thirds of the common space is green space; asking that you consider protecting the trees and enforcing the same kind of privacy buffering that you did there at the 307 Fanshawe Park Road. (See attached presentation.)

- Ron McDougall, 41 Camden Place – indicating that since the first day that this proposal was presented to our community we have made every attempt to be reasonable; we have demonstrated a willingness to accept that this is an underutilized lot; we know that development is inevitable and it would be greater than we prefer; we are willing to accept that; at the last meeting of the Planning and Environment Committee, it was said that our community had not made clear what we would be acceptable to us; this is not so, it was said on several occasions by several people that we would not object to a project of around twenty units; in May of 2019, we stated in a written submission to the Planning and Environment Committee an intensification of two twenty units would be appropriate; our objective is to work with the City to intensify the use of this property; in the process we also want to see some grass and trees remain; what we do not appreciate is a process we have been forced to contend with, we would like to see some flexibility by the developer and the City Planners, just a little recognition that our community deserves some input into how our community will change; however, our attempts to be reasonable have fallen on deaf ears; today's project is virtually unchanged from the original proposal; there have been a few minor changes but no concession to the number of units and consequently to the impact on our neighborhood; from the beginning we have asked for a project that will not remove all the trees and grass; the estimates for this project to the population of one hundred people in a small space; could it go to one hundred fifty people, one hundred sixty people, that would be only about four people per unit; where is the grass for leisure or play, it is under the parking lot; he would like to remind you of one of the requirements attached to the approval of 420 Fanshawe Park Road; he knows he is repeating but that project was ordered to set aside two-thirds of the property as Landscaped Open Space; we do not mind if there is no change to the footprint of the buildings; in a meeting with the developer at City Hall on

July of 2019, we made this clear; our issue is parking for forty-two units; if the number of units are reduced the parking area is reduced, the green space is increased, trees could be saved and there would be leisure space for the owners and tenants; all of our objections stem from the number of units, with fewer units the issues we have identified will be eliminated or reduced; currently, as estimated, this project will only meet minimum standards for storm water removal and waste water management, is this adequate and will it stand the test of time; the City and Province have made a commitment to promote accessibility for the handicapped; this project will have no handicapped access, handicapped people can park their car in designated spaces but they have nowhere to go; we agree that our community should be diversified, this should include handicapped families and empty nesters; we feel it is time the developers should make some significant concessions; we have no faith that anything meaningful can be accomplished at site planning; the developer has told us he plans to rent the units; he wants back some units for maximum rental and rental income; there is no incentive for him to make a concession unless this Committee and Council show the way; we ask that the zoning granted be R5-3 with twenty units; we would like to point out another concern about zoning requested, several times in discussions with the developer he has stated that if we do not agree with his plan he can build up to a six story building; this does not demonstrate good faith negotiating; if you grant the zoning requested we are concerned that he will use this zoning as leverage to go for the six storeys; we are asking you to reject this proposal, it is in the best interests of our community and the city to ask everyone to go back to the drawing board and work out a better plan; if this remains at forty-two units we cannot expect any concessions in site planning.

- Fred Cull, 33 Camden Place – indicating that he and his wife Cathy have lived here for forty-two years; we moved into our new home in 1977 and back then the trees on our street were quite small; in over the forty years plus those trees have grown to provide shade and coolness and beauty and added character to our neighbourhood; looking out from my backyard, we look directly onto the 307 Fanshawe Park Road property where the old original farm, the barn and the yellow brick farmhouse were located; this past January the developer had both the barn and the house torn down, now what remains is the old mature trees and hedges; taking a minute to thank Councillor Anna Hopkins for stepping up to support our group and be our representative for Ward 5 during this process; advising that Councillor A. Hopkins has been out to the property and she is quite familiar with our concerns; thanking the Councillor Phil Squire for taking the time to come out and have a look at that the lot from our backyard and Councillor P. Squire was quite concerned about the number of trees that they were going to remove; he would also like to thank the people in the gallery for coming out to support us; appreciate that; moving on the trees, in regards to the tree plan, he has suggested that all the trees and all the hedges that surround the 307 Fanshawe Park Road site on the perimeter be saved; the hedges have grown to be twenty to thirty feet in height and provide privacy for the property owners who back on to the site; the developer has planned to cut everything down on the perimeter of the lot and to replace these trees with little saplings; noting it would take several decades for the saplings to mature to replace what is there now; most of us will be dead by then so do not destroy the trees and hedges on the perimeter of the 307 Fanshawe Park Road lot that we all need for shade and privacy; advising that he has a maple tree in his backyard, it is on the border line between 307 Fanshawe Park road and his property and the developer is required by a by-law to consult him for removal of that tree; he has not consulted him, he has indicated that tree is coming down; indicating that he wants it left; moving on to the parking lot, the proposed plan by the developer is to install a huge parking lot for sixty-three cars and sixty-three cars coming and going, their plan is to have wall-to-wall paved parking; the parking lot exceeds what the City by-laws allow; headlights would be shining directly onto the adjacent properties onto their homes; the parking lot must be reduced; there is no green space provided for children to play; we need more grassy areas and less parking lot; snow storage, the developer plans to plow all the snow from the huge parking lot up against his fence line, snow melt, salt and chemicals would kill our

flower bed and our gardens and would flood our backyards and kill my maple tree; he does not want the snow from his parking lot directed onto his property, remove the snow elsewhere; talking about Widder Station, another development in Old South London and there is a problem there the neighbors have with the property, they back onto a new development there and the developer has dug a ditch there or a swale so there is standing water with infested mosquitos in that swale, the people are out there swatting the mosquitos, they cannot enjoy their backyards now; we do not want that and lastly just to sum up he would like to talk about the sanitary sewer; the plan is to use the existing six inch drain like this that was apparently installed in the ground and runs from the 307 Fanshawe Park Road property out to an eight inch drain on the Camden Place circle; that drain pipe was installed back in the early 1970's, almost fifty years ago, and the six inch drain was used for the single family who lived in the old farm house he is told; now the plan by the developer is to use that same old six inch drain pipe to service the entire population in this development; they say that the six inch drain pipe is large enough to service one hundred and one people; we do not know how many people will be living there as rental units may be one hundred, one hundred and fifty, two hundred, who knows, they could be crammed in there into this building, toilets flushing, water from sinks and showers, disposable diapers and wipes will clog the six inch drain; fifty years ago we did not have all those disposable items being flushed down our toilets and he dreads the thought of sewage backup or a leak in the pipe, it could cause spill and raw sewage into my home that is, my mom is right beside this sewer pipe in the easement; (*Councillor J. Helmer indicating that he has reached five minutes.*); just finishing up, thank you; instead of causing more problems for the people on Camden Place with construction for sanitary sewage to the Camden Place circle, run the proper size sanitary drain out to Fanshawe Park Road instead of to the Camden Place circle; thank you for listening.

- Michael Crawford, Camden Place - the *Ontario Planning Act* requires intensification but it is intensification to compensate in some measure for unbridled expansion in the rural suburbs, the subsections of the *Planning Act* require that the proposal advanced be clear enough for us to understand and it also requires an opportunity for us to, as a community, to have impact and input and also requires that the plans avoid adverse effects; many of the regulations surrounding this obviously derogate to the municipalities to look after; the London zoning by-laws and the Official Plan are all very very clear that if you have an intensification you must ensure there is no adverse impact and the Official Plan goes on to say that you need to minimize loss of privacy and you have to address the issues of traffic, noise, lighting, visual impact, loss of trees, etc.; the City Planner has quoted, there may be instances when a minor variance is warranted based on the configuration of the site or the developmental constraints associated with it; it does not say that it is intended to maximize intensity without regard to privacy, light pollution, parking buffering, etc., it is not to maximize profit for the developer and it is not to be at the detriment of residents; a minor variance singular minor we are being presented here with an inflation of density from sixty to seventy-five units per hectare and abatements or setback allowances that will invade the privacy of neighbors; what is it that is being offered to justify this this cross intensity, is it accessible parking maybe but where are the accessible residences, this is not a LEED efficient structure, there is no common amenity space for residents unless you include the swale ditches; there is no play place for children so how are we addressing diversity here if you are aged, if you are disabled, if you have little children this is not a place that you could live; there have been profound problems in just this last month and he has to acknowledge that up until then we have really enjoyed our communications with City Planning, Councillors and with the developer but this last month has been horrendously frustrating; the developers plans were mounted on the website only one week before comments were due to this Committee, that is this last Friday, and the City Planner listed his recommendation a day and a half before Friday's deadline; where is community consultation there, this is not consultative, this was rushed, this was discourteous and this was fundamentally disenfranchising; too much is being deferred at this present time to get a clear picture of what is really intended because of this being deferred to

site plan and their trust has been fundamentally eroded; bear in mind, a concrete example here that the stormwater management was endorsed initially by the City Planning and by the Engineer; it was brought to their attention by an outside consultant, a retired City Engineer, that this was not a plan it was a catastrophe waiting to happen; we militated, we flagged this for attention of City Planning and fortunately Council intervened and returned the plan to staff; major issues such a snowstorm storage have still not been addressed; the issue here is if we could not trust City Planning and the Engineer to address stormwater management in the initial iteration that they endorsed how can we put off many of these fundamental decisions to site planning now; from our perspective the size of the parking lot is driving all other considerations, the density is simply and purely not possible within the by-laws, check out the parking by-laws, unless the parking is either moved underground or the unit density is reduced; by-laws are fundamentally not being a respected and we are being asked to defer on these fundamental issues that are inextricably bound to zoning density and size, they cannot be postponed to site planning; going to conclude by asking you to consider that the City's Official Plans and the by-laws are the product of deliberation by Councillors such as yourself, they have involved a lot of community input, they have involved a lot of deliberation and votes; they need to be respected in their totality not cherry picked where convenient and ignored, these bylaws were thoughtfully put in place by previous administrations and we disrespect their work, we disrespect our neighbors and our city if we do not pay attention to them and we run roughshod over them; these documents are sensible and forward looking in their totality, we should follow them; urging the Committee to please look out for your constituents here, vote to reject this zoning application.

- Mary Lacey, 37 Camden Place – advising that she is here today as a concerned citizen regarding the rezoning application for 307 Fanshawe Park Road East; she is certainly not opposed to the development of this property; however, she is opposed to the size and scope and the resulting impact on our neighborhood and the environment; there appears to be fewer trees retained than previously listed and these are primarily on neighboring properties, removing the mature hedges surrounding several properties and replacing them with saplings may sound positive but it will take decades for these new trees to grow in order to provide any type of privacy and as previously mentioned, sadly, many of us in this neighborhood will probably not live to see these trees mature; in support of this, the comments from the Urban Design Peer Review Panel indicated buffering to the adjacent properties as critical; trees are a valuable part of our heritage and should be afforded the appropriate protection, we are responsible to preserve green space for future generations; noting that this is National Forest Week and London's slogan is "Hug a Tree, Get One Free", this at the same time the we are considering removing forty plus very old trees from my neighborhood; the increased traffic is another major concern especially with the recommendation of u-turns on the busy roadway; believing that somewhere she read that eventually Fanshawe Park road will be widened; imagine making a u-turn on a six lane road, the alternative would be to drive through the subdivisions on either side of Fanshawe Park Road with public schools on both Stonybrook Crescent and Hastings Drive; please reject the current proposal and work with the community to build something of which we can all be proud and that fits in with the neighbourhood; thank you for giving me the opportunity to voice my concerns.

- Jean-Ann Goldrick, 1261 Hastings Drive – saying good afternoon and thank you to the Committee and to all the people who have come as attendees in the gallery to support our considerations; the last time we met with this Committee she spoke about the character of our neighborhood, as far as the neighbourhood goes nothing has changed since that last meeting; my comments are still what they were at the time but the fact that the plans for the proposed development at 307 Fanshawe Park Road East have not significantly changed either with the with the exception of some cosmetic alterations, it is still too large, too big a parking lot creating too many cars and too many people; the suggestion that the builder will replace the privacy hedge with conifers will not give the degree of privacy that now exists; the current hedge

was planted by our son in 1985 and, as mentioned earlier, it has now between fifteen and thirty feet high so by the time it reaches the height it is now, she and many others will certainly no longer be able to enjoy and take advantage of the said privacy; the proposed building contravenes a by-law that states there is a setback from an adjacent property of six meters does not seem to be seen as an issue to the builder, he can just apply to have the by-law changed and make it 4.9 meters so that the lot will accommodate the size of the building that is planned; the character of this neighborhood has stood the test of time for almost forty-five years and it should be allowed to have some consideration when the development of this property occurs; it is up to you to give us that option and work to achieve suitable infill on a project that will drastically change the character of our neighborhood that we enjoy and appreciate so much.

- Cathy Cull, 33 Camden Place – advising that she and her husband Fred have owned our property and home for forty-two years; our backyard faces directly onto where the parking lot and proposed second building would be located at 307 Fanshawe Park Road East, the property at 307 Fanshawe Park Road East is a beautiful parcel of land and she is very saddened to see most of the trees which have been such a part of the character gone as well as the wild flowers, the wildlife, seeing the changes of the seasons on these trees and the change that will happen to the overall general calmness in the neighborhood; the thought of experiencing sixty-three cars in and out of the parking lot directly behind our home day and night noise, fumes, additional lights etc. is very disheartening after all these years; yes urban and infill growth is here, the Old Stoneybrook Community Association realizes that 307 Fanshawe Park Road East will be developed; however, our concern still remains with the size and the extent; Fanshawe Park Road is an extremely busy thoroughfare and u-turns approved by previous reports would you create huge problems, we fear this will cause additional accidents to an already busy area; also another major concern within our community regarding traffic is the fact that drivers will attempt short cuts, turning around in driveways, cutting through the subdivisions and yes, again, u-turns; we are a community of families and schools, this will all coincide as children will be going to school and drivers wanting to get quickly to their workplace, this is cause for alarm, please engage with your stakeholders, the London citizens, taking into consideration safety, respect for all when evaluating continuous quality improvement and innovation and advancement for London and in particular the Old Stonybrook community; a development of one storey condos according to zoning etc. with a design to accommodate and meeting needs of downsizing in our greater community with compatibility would be a welcome fit and sensitive to the character of our neighborhood with respect for one another and harmony and with listening ears; to our City Councillors on the Planning and Environment Committee, Anna Hopkins, Jesse Helmer, Phil Squire and Stephen Turner, our neighbourhood is relying upon the good will of Council to accept and implement whatever measures are acceptable for the Old Stoneybrook Community Association.

- Lindsay, 35 Camden – expressing agreement with everything that has been presented already; she does not have much more to add than that; advising that she does find it odd that trees two, five and seven and about sixty to two hundred feet of the hedges that are being preserved are one hundred percent on her property

- Adrian Graham, 39 Camden Place – indicating that he does not think that he will be as eloquent as everybody else here; again just to go on about the traffic a little bit longer he feels that it is busy there already, there was an accident last week as was stated and he feels that a tragedy is going to ensue and he thinks that is just an inevitable thing and he is afraid of that, that somebody is going to get hurt because the traffic there now is intolerable and now it is going to be increased and there are going to be these u-turns that are going to happen and he thinks that is going to cause a problem; one other item he wanted to mention, it is just a fairness and a balance that he is not seeing; thinking their Committee has addressed many issues and he does not see that coming from the developers; there's a black and a white and there is a grey and he does not think this grey area is being addressed right now; there needs to be, again, a balance, we need to be able to sit down and discuss and

plan this so that it is beneficial for both, some will be disappointed, some will be happy, we just have to reach that balance and make this a community for everybody and he just does not see that balance or that fairness right now and so he is hoping that you guys have a big decision to make and he hopes that you make the right one; thanking Councillor Anna Hopkins very much for all her hard work and Councillor Jesse Homer, thank you very much.

- John Golder, 1261 Hastings Drive - pointing out that there are a lot of concerns that have been brought up today and he thinks they are all qualified for a lot of thought; hoping that we bring some good results; our owner has had some problems since he bought this property just maintaining it to any kind of standard that is acceptable to the people around that area; talking three to four feet of weeds and shrubs, whatever; he finally had to call the City who came fairly quickly; he was surprised they cut it down no problem; his problem is, is that going to be the way this fellow is going to look after the property once he gets these units in there, snow piled up, garbage piled up, that is his concern there; advising that the roadway is his next large large concern; he has seen four people killed there, one young lady, eighteen years old, gone; when somebody tells me you can go down the road, make a u-turn on a four lane highway, which that is today, make a u-turn when you have dump trucks, ready mix trucks and transport trucks coming each way, it is okay to make a u-turn; those people in the summer have trouble stopping, in the winter rain, snow, that is how the young lady get killed, in the rain, two cars hit her and killed her; now we have lots of people there, we are going to have more and more, do we really need to take this chance on taking lives.
- Carol Hickson, 29 Spencer Crescent – indicating that she does not understand where a developer is allowed to take all these trees down when she has to pay one hundred dollars for a permit to have one tree taken from her property and the other point she wants to make is that all these people that are in this room that have lived there for many many years, including herself and have paid taxes, when it comes to any development around you it seems like it is completely disregarded by the City government; for all the years that we put into our properties and all the years we have been neighbors and all the years we have had that community it is just like we are completely disregarded.
- Etsuko Sawatsky, 1541 Hastings Drive - reaffirming the worry that she thinks that everyone who lives in the neighbourhood has about if the u-turn is not a possibility that most people will decide to drive down Hastings Drive to then turn right onto Fanshawe Park Road and turn right into the lot; right now, even though there are not one hundred extra people living in this proposed development, a lot of people do speed on Hastings Drive and because there are two schools there and lots of children walk around because it is a pretty walkable neighbourhood she thinks it will get a lot worse if there are an extra one hundred people who get frustrated by having to go the extra distance to get to their lot to go in this big circle; advising that she is worried that it is going to get even more people speeding on this road and it will be a less pleasant area to walk in; there is a lot of footpaths in the neighbourhood and it is a good thing for people to be able to walk through all the different cul-de-sacs and courtyards that there are in this neighbourhood; to her, to make this development, whatever the zoning ends up being, more accessible and just a better plan would be to have more access for pedestrians and that would mean some compromise and working with the other neighbourhoods around this lot but right now with only one entrance from Hastings if there are any children or teenagers who live in this lot they will probably find ways to cut through people's backyards to get closer to their home because that is what kids do, that is what teenagers do; noting that her neighbour's kid cuts across the court to get to their backyard, his backyard gets cut through; cannot imagine for all the people who live on Camden Place and Camden Drive that their backyards are surrounding this lot here who is going to be cutting through their backyards and jumping over fences to get into this lot that could potentially have one hundred plus people living there; perhaps there is some more compromise here and more design work to be done in terms of access from multiple points and reducing

the number of units there would also help with the amount of trespassing that may end up happening from this neighbourhood into this lot.

- Dave Hannam, Zelinka Priamo Limited – advising that they are the planning consultants for Royal Premier Homes and they have prepared a quick presentation with input from the project engineer and landscape consultant; he will just quickly go through this; since June 11 there have been some developments on the site; the applicant has done everything that has been asked of him by staff and Council, he has met with Councillor and residents associations to discuss the proposed development, he has provided draft resubmission materials to the Community Association for their consideration, he met and went to the Urban Design Review Panel; the findings of that Panel were that they were generally supportive of the proposed size, height and density of the proposed development, as well as the orientation and the siting of the buildings; the developer has provided the City with resubmission materials that are generally ESPA level in terms of increased architectural elevations, grading plans, cross sections, updated servicing reports and planting plan; the result of that additional information is that we have continued support from City staff and we are hopeful of a positive endorsement from the committee today; turning it over to the engineer; recapping, obviously with the continued support of staff, from a land use/planning point of view, it meets all the current land use/planning policies and it is on a site that has been identified for intensification, and at a density that is supported through the Official Plan; in terms of built form, we are at heights and setbacks that are compatible with what could be developed; as of right on this site, the existing zoning, exits and parking arrangements will be designed to meet City standards; at the City's request, we did a Traffic Impact Statement that looked at capacities and the serviceability of existing infrastructures; there was no need for any road improvements in that area; as we are all aware, there is a holding provision that deals with a future public site plan process where lots of these issues can be refined; at this stage what we are looking for is a positive endorsement from Council or from Committee so that we can move forward into that detailed design stage.
- Kevin Moniz, Strik-Baldinelli-Moniz – advising that they are the Civil Engineering Consultants retained by the developer for this file; as David mentioned, since the previous meeting here, we were asked to go back and meet with the Committee members once more to address some other concerns; in preparation of that, we prepared the site grading and stormwater management plan, shown up there, which basically details the perimeter or swales in place to intercept runoff and snow melt prior to it leaving the site and impacting neighbouring developments; as well, it shows the detailed areas and the volume calculation showing that sufficient storage is available on site to meet the enhanced stormwater management requirements; he knows there was one comment about it being the minimum level of stormwater management but, to be clear, a typical requirement is to store and retain the 100-Year storm event, and release it at pre-development levels, whereas this site was tasked with storing and retaining the 250-Year storm event; certainly, there are enhanced stormwater management controls on the site given the sensitivity with the neighbouring developments; once this grading plan, this stormwater management plan was prepared, we went back to the architect to provide a more realistic interpretation of the elevations and the site cross-sections, showing what that might look like, because that was one of the other concerns in the neighborhood; the grading plan allowed those to be prepared, and I will turn it over to Carolyn now. *(Councillor J. Helmer indicating that you have about ninety seconds.)*
- Carolyn Buck, Leonard & Associates in Landscapes Architecture – indicating that they have been retained on this file as well; through the process and, because we come after grading, flood management being the most important, it did affect the difference in what we initially suggested in terms of trees being removed to what it is now; on July 12 we had a meeting with the community they had actually requested that some come out; we had talked about trees, and she believe it is fourteen at the bottom center of the screen, it is a border tree and they are happy to keep it if the owner wishes to do so, that is fine; as you can see, Strik-Baldinelli-Moniz has put in

place a retaining wall to retain that tree and protect it; many of the other trees on site are hazard trees; there are some older silver maples, there are many older sugar maples with extensive cavities, and arboreal-cultural and legal standpoint, we have to stand up and say “those trees should not stay, they present a danger to the public”, so we just have to do that, it is our legal requirement; you can see, there are such small sections of hedge that we have recommended having them removed, mostly due to the fact that it is not doing well; cedars, once they are dead through and through, they do not come back, they do not regenerate like a new hedge would; in those cases, we have recommended replacing them but we are also open to planting on the inside and on the proponent side and improving the property that way for both; yes, within that you will notice there are small circles around the periphery and, right now, we are showing one hundred forty-four cedar trees to go in.

- Resident – wondering if, with respect to the six inch discharge line, is it the City planners who are responsible for confirming that capacity or designers.