

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 3700 Colonel Talbot Road and 3645 Bostwick Road 39T-17503 (OZ-8838)

- Scott Allen, MHBC Planning, on behalf of the applicant – indicating that with him today, representing York Developments are David Ailles and Ali Soufan; providing the Committee with a brief overview of the vision of the project and its design components; advising the Committee that there are two specific elements of the Development Services recommendation that they are not supportive of and those were alluded to by Ms. N. Pasato, Senior Planner; advising that the draft plan before the Committee this evening was predicated on a broad design vision to create a diverse neighbourhood integrating a mix of uses and extensive connectivity; several core objectives were also established by the project team to support this vision including to provide a range of housing to accommodate a wide variety of needs, to utilize compact development patterns to limit land consumption servicing costs to propose higher residential densities throughout the development to support appropriate intensification and to design street block layouts to support active transportation and transit to promote neighbourhood connectivity; indicating that the proposed draft plan includes several components to achieve the projects vision and its core objectives, this slide provides a summary of the diversity of uses within the subdivision including those that provide housing choice, commercial opportunities and community oriented elements; indicating that he will not go into detail on these components as Ms. N. Pasato, Senior Planner, has provided a fairly effective summary of the proposal and in the interest of time he is going to carry on; during the course of the draft plan review process, they have worked closely with city staff to refine the project design to address departmental concerns; stating that they are largely supportive of the finalized draft plan before the Committee this evening; however, there are two specific aspects of the recommended plan that they do not currently agree with; firstly, they proposed a sidewalk layout that differs from the SWAP requirement for sidewalks essentially on both sides of most streets; advising that their alternative proposal was alluded to by Ms. N. Pasato, Senior Planner, and it involves dual sidewalks and higher volume collector streets and local streets with high volumes and single sidewalks for those streets that have lower volume, local roads; stating that, in their opinion, this approach addresses pedestrian and mobility needs in the community, provides safe pedestrian connections throughout the site, considers local traffic volumes, planned trails and walkways integrated into the development, promotes efficient development by reducing construction, environmental and maintenance costs and by allowing for other opportunities including additional tree planting; advising that for the Committee's information, the proposed SWAP amendment presented on this slide was submitted as part of the York application to accommodate the proposed sidewalk arrangement; showing a slide that illustrates the alternate sidewalk arrangement in the central core area of the site; reiterating that, as noted, two sidewalks will be provided, that is in red, on collector roads as well as Street 'C' which is a higher volume local street; additionally they anticipate that local streets 'J' and 'M' in the eastern section of the draft plan which are not illustrated on this plan will also require dual sidewalks with single sidewalks required for the balance of the local streets in the development; respectfully requesting that the Committee consider this alternative sidewalk plan as an additional Official Plan Amendment to this draft plan; noting that they have also prepared an updated sidewalk layout which they can provide to City staff in support of this Official Plan Amendment request; secondly, as Ms. N. Pasato has noted, they are not supportive of the addition of Block 71 to provide a road extension from street 'J' to the adjacent Forest City Community Church lands; as outlined on this slide, they are requesting that Block 71 be removed given that, in their opinion, there is sufficient connectivity between the site and adjacent neighbourhoods as the project provides

approximately or actually thirteen vehicular and pedestrian connections throughout the development; also, in their opinion, the plan linkages achieve connectivity objectives, those objectives of the 1989 Official Plan and The London Plan and the South West Area Plan; this slide illustrates that there are several street and pathway connections planned in the vicinity of street 'J', there are also a number of additional north-south connections on the western portion of the site where the local street network of this draft plan integrates with Auburn Developments subdivision adjacent to the church; in light of these considerations, they respectfully request that the Committee remove Block 71 as a red-lined revision; concluding, they have prepared a revised recommendation that addresses both of their amendment requests which has been provided to Ms. C. Saunders, City Clerk, this afternoon. (See attached presentation).

- *(Councillor M. Cassidy enquiring about the unevaluated vegetation patch 10066 and the report says that a full assessment was done April as the patch is on adjacent lands so there is a section that staff has shown in the report that is also owned by the applicant, is this section of adjacent land also owned by this applicant.);* Ms. N. Pasato, Senior Planner, responding that no, the adjacent lands that have basically ninety percent of the vegetation patch is actually owned by a different land owner so there essentially was no ability to access this patch.
- *(Councillor S. Turner with respect to that same patch and the mentioned connectivity and possible hydrogeological connectivity between 10066 and 10069, how is that being proposed to be retained, it looks like it is fairly developed in between the two, is there a drain or some kind of hydrogeological connection.);* Ms. N. Pasato, Senior Planner, responding that as part of the design studies they are going to further refine the connection but there is a stream corridor that connects the two and it will be preserved in some manner, it will be realigned because at this point, it goes directly through the neighbourhood park which obviously will cause a problem with their park system, at this point there will be a proposed realigning of that stream corridor; *(Councillor S. Turner enquiring about whether the hydrogeological balance was measured between the two and the intent is to create post-development conditions maintained from previous.);* Ms. N. Pasato, Senior Planner, yes, as you know, there are wetland patches within the larger woodland/wetland and those need to be maintained and the hydrogeological function was reviewed and analysed as part of the application and therefore the hydrogeological function will continue to flow into those wetlands and will preserve them in the future.
- Jason Jordan, 970 Willow Drive – talking about the sidewalks, to have the sidewalks on both sides of the street is important; indicating that he lives on a street that the sidewalk is only on the one side; noting that he is lucky, he lives on the corner but if you want to go down the street a couple of houses down, you have to walk on the street or you have to cross the street and cross the street again; stating that it is not very safe for children and these streets look big enough that it would support sidewalks on both sides.
- Rick Dykstra, Dillon Consulting, on behalf of Forest City Church – expressing appreciation to staff on behalf of the church as they have met with them throughout this process and they did discuss and Ms. N. Pasato, Senior Planner, in her presentation, identified a couple of items that the church was concerned about; subsequent to their meeting with staff, they wanted to address a couple of items, one was with regards to the medium density block as proposed immediately adjacent to the church building and their concern is about the activities of the church affecting future residents, based on the staff input and response that they felt that a medium density block because it would be done through site plan development they could put some controls in place that would help with that alleviating those noise concerns; based on that, even though there are a few letters in the package that did come from Forest City at this point they are saying that they will support the medium density on that block and not oppose that; the second item was with regard to Block 71 which is a red-line amendment that is being proposed by staff for future road connection through to the property; noting that the church is not in favour of that, they have no development plans for the property and do not want to see a vacant piece of property

that may be sitting there forever and a day adjacent to the church site with development across there that will restrict unnecessary access to the property and they would request that that Block not be added to the proposal and that it be left so that they do have continuous development across that frontage there, on the north side of the Forest City Church property along that front portion; advising that those are their concerns and they appreciate the Committee's consideration of those.