

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 800, 805 and 810 Chelton Road (Z-9089)

- *(Councillor Stephen Turner reading through the report gives a good picture of this, the part that it does not really expand on much is the natural heritage feature that it is adjacent to; if he reads through the recommendation it seems to recommend that that buffer that is incorporated as OS5 is as a result of the bonusing so it was not anticipated in the original zone, it was added to that; there is a comment from the Upper Thames River Conservation Authority and there is a comment from Ecologist that talk about the use of the pathway through there, the Ecologist says that we have got to try to get that as close as possible out of the pathway, the Upper Thames River Conservation Authority says that it cannot be in the buffer, but he would imagine that is something that gets reconciled a little bit further to the stage; would staff be able to say what the width of the buffer is.);* Mr. L. Mottram, Senior Planner responding that he thinks that the width is around twenty metres, twenty-five metres approximately.
- *(Councillor Anna Hopkins following up on the Provincially Significant Wetland to the north and in particular staff had on the slide 800 and 810, Mr. L. Mottram, Senior Planner, said that there was a number of changes to that plan, the shifting of those buildings now are closer to Bradley Avenue but the parking is behind and then we have got the buffering and then the wetland and wondering if there are any concerns around the snow removal, the salt and any concerns of that going into that natural heritage feature.);* Mr. L. Mottram, Senior Planner, responding that that plan does show nine parking spaces that encroach in the buffer, they have to come out of the buffer and that they will be a revision that will be looking at as part of the site plan that comes in; the other thing is that what they want to be concerned about here is the salt and snow melt, that concept plan does show snow storage all the way along the outer rim of the parking area but adjacent to the buffer and before the Scoped Environmental Impact Statement is finalized, that those concerns are addressed, that there is a proper way of managing snow melt and that it is all drained internally to the site and not to the Provincially Significant Wetland.)
- *(Councillor Jesse Helmer asking the question now he is not necessarily expecting staff to have the answer right away but he thinks it is going to come up is questions around traffic, for these two large parcels, 800 and 805 that are currently zoned for shopping uses, do you have a sense of what the trip generation rates would be for those now because he would expect it to be pretty high compared to the residential expected trips would be with the proposed zoning.);* Mr. M. Elmadhoon, Traffic Planning Engineer, if it was a commercial site it would have been higher; he does not have the number right now but this site, the way it is now, as per the rezoning will generate around two hundred and fifty to three hundred trips during the peak hour and normally the commercial would be one and a half or two times as much based on the footage.
- Carrie O'Brien, Drewlo Holdings Inc., on behalf of the applicant – thanking staff for their work on this report; expressing support for the report.