

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – 3260 Singleton Avenue 39CD-19513

- *(Councillor S. Turner, more for my education, there was a part in 3.1 that he was not aware of but he thinks it makes sense, it says that “Vacant Land Condominium development cannot be phased (under the Condominium Act) which is why the applicant brought forward the south portion of this development block first for approval.”; is the rationale for that that the owners in a Condominium Corporation would not incur new liabilities if they were to expand a condominium development after it had already first been established; is that the rationale for it.); Mr. L. Pompili, Manager, Development Planning, responding that the primary rationale is that the Planning Act does not allow for it but he believes that that is likely what the rationale is behind the Planning Act not allowing for phased Vacant Land Condominiums; (Councillor S. Turner indicating that that makes sense, this is more just for his education because it seemed like something that he had not encountered before but it seemed to make sense on its face; he appreciates that, thanks.)*
- *(Councillor A. Hopkins enquiring about the construction traffic, it seems like there is a lot of already developed homes in this area, is there a construction traffic plan for this area or where will the traffic for the construction be going.); Mr. M. Feldberg, Manager, Development Services (Subdivisions), responding that, as you can see on the plan up on the screen, the access is onto Springmeadow Road and that will take it out to Southdale so that is a fairly direct access right out to the arterial so they are anticipating that no trucks will be coming through the subdivision from Wharnccliffe and their only access will be on Southdale. Maureen Zunti, Sifton Properties Limited – expressing agreement with the staff report; advising that she has brought a couple of slides just as historical background if necessary, there had been some comments that were raised by members of the public that they felt that the current site plan was not representative of what had been originally proposed at a community meeting that they had back in 2016 and she has those slides of anybody wants to see them but if there is nobody from the public raising that as an issue then she does not feel that it is necessary so she will leave it to the Planning and Environment Committee’s discretion if they want to see them; (Councillor A. Hopkins asking if there are members of the public here in the Gallery that would like to speak to this application; seeing none so she will go to the Committee to see if they would like to see the slides or a further presentation from the applicant; think that they are fine then.).*