

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – 1018 and 1028 Gainsborough Road (Z-9079)

- Harry Froussios, Zelinka Priamo Limited, on behalf of Copia Developments – thanking staff for their efforts in bringing this recommendation forward that they are happy with and support; thanking the HDC for working with their client to come up with an appropriate bonusing structure to provide affordable housing within the development and he would also like to thank Councillor Morgan and the public for attending the open house on June 27, 2019, it was well attended and there were very positive comments and he would like to thank them for that.
- Mary Dowds, 1030 Coronation Drive – advising that this is the condominium building directly to the south east to this proposed development; indicating that she sent an e-mail when she first received notice of this public meeting, the original public meeting was scheduled to be on the same night as our Federal Election and she does not know if that was why it was bumped to today and she is not sure if her e-mail ever made its way along to the Committee, she did express her concerns; stating that it is interesting to her the sequence of applications this evening, the first one she heard when she first arrived addressed the concerns around Aldersbrook Gate and the traffic congestion in the entire north west area so she knows that all of you are aware of that; the next application regarded a quote unquote smart community and Councillors Hopkins and Turner and others spoke glowingly about the features of that developing smart community; when an application such as this for rezoning, if it is approved, her community and she does not think they can cling even to a D-; this is a really, really bad idea, it is a lovely building and a lovely plan and it is an abhorrent location for such a development; it is a stone's throw, she would say less than one hundred fifty metres from the already very congested intersection of Gainsborough Road and Hyde Park Road; Gainsborough, she does not think was ever developed to accommodate high rise developments such as this it is a twelve storey residential plus a mixed use multi-storey building at the front and it is right at an already very, very congested intersection and she knows that all of you are very aware of the increasing problems with congestion; indicating that she lives at the top of 1030 Coronation Drive and she looks directly down at the intersection and she witnesses every day the increase in traffic along Hyde Park Road and Gainsborough Road and she sees some alarming things; believing they have been very fortunate to have the long awaited traffic controls recently installed at South Carriage Road and Hyde Park Road which is directly to the southwest of this proposed development, it is just south of the Gainsborough and Hyde Park intersection; advising that she has witnessed numerous car accidents at that intersection due to the increasing volume and alarming speed of traffic travelling north and south along Hyde Park Road and she recalls this past summer just before the work started at South Carriage Road and Hyde Park Road, she was coming home and waiting for the light to turn left onto South Carriage Road, she was travelling south on Hyde Park Road waiting to turn left and the car that was attempting to turn left onto South Carriage Road ahead of her was involved in a collision with a north bound vehicle speeding along Hyde Park Road and it was interesting that the very next morning the work began to erect the traffic control poles for the lights and so on at that intersection so it seems that development in the area is moving at a really, really rampant pace but infrastructure, traffic controls, as we heard, we just heard about the Riverbend smart community and are clinging to a maybe D- community right before that they heard about traffic problems at Aldersbrook Gate, that is in her neighbourhood, that is just to the north of Gainsborough Road and to put this high density high rise development and a mixed use development right at the front, right on Gainsborough Road at that already intensely congested area is foolhardy at best and she knows that every one of you know about the problems of traffic that are rapidly, rapidly increasing in this area; she heard two agenda items prior to this one, she heard a very, very eloquent statement

about the traffic concerns by a resident of the Aldersbrook Gate area; you know what is going on in that area and to approve this rezoning application is utterly foolhardy so let's think about the smart, smart innovative developments that are happening at W-5 and maybe we can aspire to think ahead, to be forward thinking, to be innovative and create other smart communities; this is absolutely the opposite so she urges you to consider that; also from her point of view one of the items that Mr. Mottram, Senior Planner, just mentioned is that; (*Councillor M. Cassidy you are at five minutes.*); this development does not impede, it is not in direct line with the northward facing views; she happens to be at the northwest corner up at the top of 1030 Coronation Drive and she can assure you that this development will impede her view and furthermore she has read in the paper how often if a developer chucks a couple of bones they get to add a couple of storeys and if that happens, if this redevelopment rezoning application happens and this twelve storey high rise goes ahead she has no doubt that it will end up being fourteen or something like that; it may not impede the view of the northward facing residents but she assures you that it will impede the view of north west and western facing residents because she is one of them and she knows it is going to happen; (*Councillor M. Cassidy indicating that she is at six minutes.*); let's be smart.

- Lily Seed, 1541 Hyde Park Road – former Anglican church, Church of Hosannas; advising that she bought the building and renovated it to a medical spa; expressing concern with this project because of the age of the building, the church was built in 1888 so it is 131 years old and the development is right behind the church between 1541 and Ungers; expressing concern about the construction method that will be used in this project; wondering what kind of construction method will be used and how far below grade will be digging and how many underground storeys; are those construction methods going to cause vibrations that will affect nearby structures and what precautions will be taken to minimize any impacts to nearby structures; expressing concern with the brick of the church is very weak now and the old church has three layers of brick and it is starting to show the vertical cracking will cause the foundation to settle and may cause leaking; that is a big concern and she just had the masonry fixed some part of the damage caused by the expansion of Hyde Park Road and it really worries her and the other thing is when the project starts, if they start digging and they drill the pile to support the structure and if they use with water it is going to cause the washout of the soil and she believes the structure they are going to increase the grade, make it higher than her property and what kind of damage is going to cause is something we have to think about it to respect the historical building.