

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 1389 Commissioners Road East – Summerside Subdivision

- Councillor P. Squire: Is there a staff presentation on this matter?
- Larry Mottram, Senior Planner: Thank you Mr. Chairman. It's Larry Mottram here with Development Services and I also have a very brief verbal presentation.
- Councillor P. Squire: Go ahead.
- L. Mottram: Thank you. The application is by Drewlo Holdings and it is a request for revisions to two draft approved plans of subdivision which represent the final phases within the Summerside Subdivision Phase 10B and Phase 15. It also represents the completion of Evans Boulevard which is a connecting link in the westerly portion of the subdivision. These revisions consist of adjustments to lot frontages for single detached dwelling lots, replacing cul de sac streets with through street connections and removing fifteen single detached lots fronting the west side of the future extension of Evans Boulevard. Amendments to the Zoning By-law are also requested to facilitate the proposed lot adjustments to the single detached dwelling lots on the east side of the extension of Evans Boulevard which basically involves amendments to change from one R1 zone variation to other R1 zone variations but it does not involve a change that have, that significantly affects the lot size or the zone standards within the draft approved phases or in comparison to the existing, to the zoning of the existing neighborhood. The zoning for the medium density townhouse blocks on the west side of Evans Boulevard would be amended only to allow for a minimum density of thirty units per hectare and a maximum density of sixty units per hectare whereas the maximum density is currently thirty-five units per hectare. So, the range of uses permitted by the current zoning does not change. The neighborhood on the east side of Evans Boulevard will continue to consist of low density residential single detached dwellings interfacing existing low density residential dwellings. The lot pattern and streetscape is generally consistent with the pattern of the existing neighborhood except that the cul de sacs have now been eliminated and replaced with through streets. On the west side of Evans Boulevard there will be a transition from low to medium density residential development as originally intended for the lands adjacent Highbury Avenue South. The only significant change is the removal of a fifteen lots on the west side of Evans Boulevard within Phase 10B. These lands are intended to merge with the adjacent medium density of blocks identified as blocks 271 and 272 and will be rezoned accordingly to be consistent with the zoning of those blocks. So, in summary the recommended revisions to the draft plan of subdivision and zoning amendments are appropriate and consistent with the Provincial Policy Statement, conforms to the London Plan and the 1989 Official Plan. The recommended redline revisions and zoning are also appropriate and compatible with the existing neighbourhood therefore staff are satisfied the proposal represents good planning and recommend approval so with that Mr. Chairman I'll turn it back to you if there's any questions.
- Councillor P. Squire: Thank you very much. First of all, we'll do any technical questions. I see you have your hand up Hillier, Councillor Hillier. I sound like Councillor Salih there calling you by your last name. He does that to me all the time. Did you have any technical questions? I'll put you first on the list for general I think you're obviously, you represent this area. So, any technical questions? No then we'll go to right to Councillor Hillier.

- Councillor S. Hillier: Thank you very much. Let me remove that. Here we go. Okay first question off, thank you to Drewlo. They sent me a letter recently explaining where all that massive pile of dirt that right now is sitting will be going.
- Councillor P. Squire: Councillor Hillier I'm going to stop you because of a mistake I made I didn't close the public participation meeting. Your hand was up there, and I got excited about that. So yes, if there's anyone from the public, all my fault. Can we see if there's anyone from the public?
- Cathy Saunders, City Clerk: If the two committee rooms could just confirm that there's no one here on this item please.
- Clerk: There's no one in committee room 1 and 2.
- Clerk: There's no one in committee room 5.
- Councillor P. Squire: Alright. So, we just need a motion and it's going to be moved by Councillor Hopkins, seconded by.
- Cathy Saunders: Sorry. Ms. Westlake-Power can you confirm if there's anyone on Zoon regarding this matter?
- Barb Westlake-Power, Deputy City Clerk: Carrie O'Brien is currently in the meeting.
- Carrie O'Brien, Drewlo Holdings: Thank you Councillor P. Squire. We just wanted to thank staff for their help on this project and express our support for the recommendations coming forward regarding the changes and we look forward to moving forward with the rest of these lands and finishing up the development.
- Councillor P. Squire: Thank you very much and sorry for initially not giving you a chance to speak. I apologize for that so we're going to now try to close the public participation meeting.