

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 3557 Colonel Talbot Road (SPA20-063)

- Councillor Squire: I will go to staff for a presentation. Thank you very much. Questions? Technical questions? Mayor Holder.
- Mayor Holder: I'm not sure this is a technical question but I recall the concerns expressed by residents in the area and have there been subsequent discussions with staff and residents since that time?
- Councillor Squire: Go ahead staff.
- Melanie Vivian, Site Development Planner: Through you Mr. Chair we received some comments from those members of the public that were involved with the rezoning process. The only comments that came forth that have pertained to the site plan application were the privacy and loss of trees. There were questions regarding the proposed decks but I will note that the decks along the Northern property boundary do comply with the Zoning By-law so essentially we have no control on reducing that.
- Mayor Holder: Sorry Chair my and I appreciate the answer, thank you. My question was I wanted perhaps a bit more specifics were there any of the residents that corresponded to you were they supportive of this application since our last meeting as a result of these changes. Please
- Councillor Squire: Go ahead staff.
- Mike Pease, Manager, Development Planning: I can advise that there hasn't been any outward support in that sense if that's the question at hand. Through you Mr. Chair.
- Councillor Squire: Thank you.
- Mayor Holder: That was the question. Thank you Chair.
- Councillor Squire: Any other technical questions? If there aren't we'll go to the public. Does the applicant wish to present?
- Good evening Mr. Chair. Matt Campbell here from Zelinka Priamo. I would just like to say a couple of words if that's appropriate at this time.
- Councillor Squire: Sure.
- Matt Campbell, Zelinka Priamo Ltd: Great. Thanks very much. I don't have a whole lot to add to staff's presentation but I will add this to the previous comment. There's been ongoing discussions with the neighbours. The zoning application for this, you will recall Council approved the zoning application to permit the development. That was subsequently appealed to LPAT. The developer was in consultation with the appellants, which were the neighbours, and they came to a resolution in order for the neighbours to withdraw the LPAT appeal which I understand largely dealt with landscaping and as part of that settlement process, the developer has incorporated a number of landscaping features into the site design which are largely reflected on the site plan that you have in front of you today. I can advise that we are doing everything we can to add more landscaping and really solidify the vegetative buffer there. Again, not a whole lot

more to add to staff's comments and looking forward to the public comments on this one.

- Councillor Squire: Thank you. Any other public presentations? One more.
- Catharine Saunders, City Clerk: Yes Mr. Chair. Heidi Smith.
- Councillor Squire: Ms. Smith? Hello? Ms. Smith?
- Heidi Smith: Sorry about that. I was just trying to find my unmute button.
- Councillor Squire: Listen we all have that challenge in these times. You have five minutes and you can start now.
- Heidi Smith: Okay. I have my husband Darren with me. We actually live on the, live in the property bordering the West side of this site and I understand from what Matt was saying and just some neighbourhood discussions that lots of consultation was happening with the neighbours along the North side of the property but we actually haven't had any conversation with the developers. We're very happy to see that the cedar hedge is staying, that was our primary concern, it does provide some, a lot of privacy and screening and we enjoy the wildlife in it but our other concern at the time that we came to the meeting last Fall was about the run-off along our side of the property and I guess looking at the plans and I have a hard time seeing it, I will be very honest I tried to put magnifiers on but it is really hard to see from the printed paper but the discussion sounds like there is a retaining wall and stormwater management has been incorporated. It just is a little unknown to us, it's not very tangible for us to picture what that's going to look like, that cedar hedge sits right on the property line between our property and the development site and there are three mature evergreen trees less than a meter from the property line which are proposed to be taken out to facilitate, I guess, the retaining wall going in and our concern is how close that is and the impact of that on that cedar hedge. It's great that it's going to stay, it provides great screening and privacy but is it going to survive the construction and the retaining wall and since we have no fence going up there and no enhanced landscaping or trees being put along there because the roadway comes so close to that cedar hedge that there would be no way to rectify that after the fact and then we are without recourse so that is our concern.
- Councillor Squire: Alright. Thank you very much. I'll try to get you an answer to that concern. We have about three minutes left for your husband. Does he want to speak?
- Darren Smith: No, I'm good.
- Councillor Squire: Good. Alright, any other public?
- Catharine Saunders, City Clerk: Mr. Chair there are no other members of the public.
- Councillor Squire: Thank you very much. Then I'll look for a motion to close the public participation meeting.