

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – 584 Commissioners Road West (Z-9357)

- Councillor Hopkins: Thank you. I would like to go to staff. Ms. Debbert who will be doing a brief presentation. Thank you. Any technical questions from the Committee? I see Councillor Van Meerbergen is here joining us. Welcome. I'll go to the Mayor first and then I'll go to you Councillor.
- Mayor Holder: Thanks very much and thank you to our staff for the explanation, that was very succinct and clear. I noted that one of the deviations you noted was building the property closer to the road and, as we know, Commissioners being a major thoroughfare, I'm concerned about the potential impact if widening becomes an issue there and I'm wondering what the potential impacts would be particularly if we bring the building closer to the street limiting, I think, the potential to widen there as necessary in the future. I wonder if I could get some comment on that please.
- Barb Debbert, Senior Planner: Through you Madam Chair it's Barb again. I can address that question. The road widening has been taken into consideration in the draft site plan concept that we have so the reduction in the yard setbacks is to the ultimate road widening not to the current front property line.
- Mayor Holder: Through you Chair, when you say ultimate road widening, this is to staff, I'm not sure exactly what that means, that's probably a planning term but I'm just trying to wonder, it may have been taken into consideration but in the long-term if we were to widen Commissioners in that particular area that extends east and west what the potential implications would be by moving that building closer to the road.
- Councillor Hopkins: We're talking about future road widening then?
- Mayor Holder: Yes.
- Barb Debbert, Senior Planner: Yes. Again, through you Madam Chair, the development has been designed such as it would not interfere with any future road widening. The road widening is shown on the draft plan. This is very typical for most redevelopments in existing sites where road widenings are required is when we receive site plans they already show the road widening that will be required by the City at the site plan stage. There really are no impacts that reduced setback from the road allowance is from the future road allowance not the current road allowance.
- Mayor Holder: Okay. That's helpful. Thank you very much.
- Councillor Hopkins: Councillor Van Meerbergen, welcome.
- Councillor Van Meerbergen: Thank you Madam Chair. Actually, the Mayor touched on some of what I wanted to ask on this. This is in Ward 10. Obviously at some point in the future this is going to widen. My understanding is currently it's on the books for 2037. There could be, in reality, a very good chance that it needs to be widened far ahead of that. I'm wondering if we could get some comment as to when the thinking is for widening of Commissioners in that area.
- Councillor Hopkins: The widening is slated for 2037? Is Mr. Dales still with us? Maybe he could help.

- Garfield Dales, Division Manager, Transportation Planning and Design: Yes Madam Chair. It's Garfield Dales from the Transportation Division.
- Councillor Hopkins: I'm glad you're still here.
- Garfield Dales, Division Manager, Transportation Planning and Design: Thank you. A growth project has been identified for this section of Commissioners essentially from Wonderland to Westmount Drive/Cranbrook. That project is identified for 2033 currently and then further to the west as was pointed out the alignment through the Snake Hill area is actually shown through 2037 I believe at this time.
- Councillor Hopkins: From what I understand, sorry Councillor Van Meerbergen, the road widening that is slated for 2033 that's from Cranbrook to Wonderland?
- Garfield Dales, Division Manager, Transportation Planning and Design: Yes Madam Chair that's correct.
- Councillor Hopkins: Okay. Then 2037 is Snake Hill.
- Garfield Dales, Division Manager, Transportation Planning and Design: Right. Further to the west.
- Councillor Hopkins: Thank you.
- Councillor Van Meerbergen: My follow-up to that is there allowance right now or is it part of the project currently to have a dedicated left hand turning lane on Commissioners going into the project when you are heading west onto Commissioners?
- Garfield Dales, Division Manager, Transportation Planning and Design: Through you Madam Chair, Garfield Dales again. As part of our assessment of the traffic volumes associated with this development, recognizing that it is a relatively small number of trips that would be generated, there are no plans for a turning lane directly into this development.
- Councillor Hopkins: Thank you.
- Councillor Van Meerbergen: Just to be clear, the thinking is there would just be a normal lane of traffic, they would have to stop, wait to make the left-hand turn and thereby plugging up the traffic behind them. It's already a fairly busy stretch there. Is there any thinking that maybe a left-hand turning lane may be a good idea?
- Garfield Dales, Division Manager, Transportation Planning and Design: Through the Chair, as I had mentioned, just with the volumes that are associated with this development, they wouldn't warrant the need for a dedicated turn lane at this point.
- Councillor Van Meerbergen: Okay. Thank you, Madam Chair.
- Councillor Hopkins: Thank you. I see no further technical questions of staff. I'll move on to the applicant if the applicant is here. If you could state your name and address.
- Brian Blackwell, Stantec Consulting: Good afternoon Madam Chair. Can you hear me?
- Councillor Hopkins: Mhm.

- Brian Blackwell, Stantec Consulting: Thank you. Good afternoon, Madam Chair and members of the Committee, my name is Brian Blackwell and I work for Stantec Consulting. I am the Agent for Foxwood Developments on this file. Madam Chair, I would like to start by thanking staff for working with us on this application and we support staff's recommendation for our ZBA application. Madam Chair, the revised site plan is on page 547 on the Planning Report. This plan reflects the revisions from Urban Design, Transportation, Site Plan Department, City Arborists and Engineering Departments. We have provided a 7.37 metre road widening fronting Commissioners Road as requested by Transportation. That is reflected on the plan. We have located the three and a half storey stacks fronting onto Commissioners for urban design comments. We've also allowed for sidewalk connections to Commissioners Road as per urban design comments. The three and a half stacks are twelve meters in height. This is the same height allowed in underlying Zoned R1-9. This Block A has twelve units. The two storey stacks are located on the southwest location of the site. These units are nine meters in height. This Block B has fourteen units. We have one access point fronting Commissioners which is supported by Transportation. I must mention that Commissioners Road is classified as a Civic Boulevard/Arterial Road, this is one of the higher classifications of municipal roads in the city. Zoning requires 1.5 spaces per unit for parking. We are not requesting a reduction in the parking for the subject site. We have a total of forty-three surface parking spaces for this site. The amenity spaces located between the two buildings which is interconnected by sidewalks to the space. Madam Chair, we have completed a tree report and have had discussions with the City's Arborist. All trees on common property limits will be retained. All trees on City properties will be retained. A black maple was, is retained after discussions with City staff on the east property limit. Landscaping and screening. Foxwood has provided three layers of screening along the property limits. The first being shrubs screening along the property, the second is new tree planting along the property limits and the third is a 1.8 meter board-on-board wooden fence along the boundary. We will also have planting at the front of the townhouse units. I should note that we have a 43% landscaping coverage of the subject site. Zoning requires 30%. We have also provided a greater landscaping setback along the east property limit at staff's request. Madam Chair, in conclusion, we did have a virtual public meeting on October 6. 158 letters were delivered on September 23 from the City of London mailing list. I'd be happy to answer any questions. Thank you very much.
- Councillor Hopkins: Thank you very much. I would like to go to Committee Members for any technical questions of the applicant. I see none. I'd like to now go to the public if there's anyone here that would like to speak to this recommendation, please come forward with your name and address and you have up to five minutes. I'll ask one more time if there's anyone here from the public that would like to make a comment please come forward. I see none so with that I'd like to close the public participation meeting.