

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.5 PUBLIC PARTICIPATION MEETING – Masonville (Final) Secondary Plan (O-8991)

- Councillor Hopkins: We'll just give another moment to make sure we have everyone in the room that would like to hear the presentation. I'd like to remind the Committee Members that we did receive a number of Added's as well. With that we'll start the public participation meeting, and I would ask Sonia Wise, Planner on the file to do a brief presentation. I see one of the Ward Councillors, Councillor Cassidy. Welcome. Thank you, Ms. Wise and before I go to any questions, I wanted to welcome Deputy Mayor Morgan as well to our Planning. With that I would like to ask the Committee if there's any technical questions of staff? Seeing none and I would like to go to the public now to make comments on the adoption of the Masonville Secondary Plan. Yes.
- Heather Lysynski, Committee Clerk: On Zoom we have Mike Koncan.
- Councillor Hopkins: Mr. Koncan?
- Mike Koncan: Yes.
- Councillor Hopkins: Welcome. Can you see us? Do you have your mute button off? One of the few things I've learned in this past few, year and a half.
- Mike Koncan: Okay.
- Councillor Hopkins: Yes I just heard you there.
- Mike Koncan: Okay. Thank you.
- Councillor Hopkins: Yes. I just wanted to ask you to state your name and if you can give us your address if you wish and you have up to five minutes.
- Mike Koncan: Sure. My name is Mike Koncan. I live at 2 Fawn Court. Hello and thank you for the opportunity of addressing you. I've been a resident of Fawn Court for the last twenty-nine years. Firstly, I would like to thank Councillor Maureen Cassidy and the Planning staff for listening to the concerns addressed by the residents of Fawn Court over the last number of months and the inclusion of the policy statements relating to our street in the current version of the Plan. Again, a big thank you to all involved. During the March 29 meeting of this same Committee, I addressed this Committee regarding the Draft Plan. Just to recap, the Plan considers the addition of 6,023 residential units adding over 10,000 people to a 0.9 square kilometer area of space. Many of the points brought up during that presentation are still valid today; namely, point one: current traffic bottlenecks and gridlock at Fanshawe Park Road and Richmond Street. Studies recently presented to the City have shown that this intersection is currently over capacity. Fanshawe Park Road currently transports 33,000 vehicles in an east-west direction daily, while 27,000 vehicles travel north-south on Richmond Street per day. However, based on the statistics presented by the consulting firm Stantec, I believe these numbers are grossly understated based on the timing and completion dates of the studies. I also believe that this is a very urgent issue where traffic flow improvements are already years too late. Our road systems seem to be the last consideration given in the planning stage. Many people I have spoken to are already using Medway Road as their northerly east-west route as the two-lane Sunningdale Road is becoming overly congested and Fanshawe is difficult to navigate. Point two: The addition of more vehicles to the area. The 6,023 new residential units will add an additional 7,000 resident-owned vehicles

within this 0.9 square kilometer plan area. This will again only add to the current gridlock conditions within this area unless the road systems are redesigned now to contend with all the projected volume increases based on the Plan and not reconstructed piece meal prior to building approvals being granted as is stated in the Plan. This redesign must include the Y intersection of Richmond Street, Western Road and Sunnyside. I believe including this Y intersection in the current road redevelopment process will greatly improve the traffic flow in the area. We, the residents, cannot live in a state of road construction for the next twenty-five years as new development is added, and congestion continues to grow. Point three: Construction traffic. During the summer months I have witnessed bumper-to-bumper congestion on Fanshawe Park Road during this years Bike Lane Reconstruction project. Given the City's current environmental concerns how does the City plan on managing traffic during this reconstruction phase and minimizing idling time such that traffic flows smoothly. Point four: an additional policy which I believe should be added to the Plan and used city-wide is the requirement that building construction companies cannot impede traffic on a major thoroughfare by reducing lanes in front of a construction site for the storage of equipment, trucks, cranes and delivery of goods. We have lived through this during the construction of 1235 Richmond Street at the Windermere Bridge along with the two towers at 545 Fanshawe Park Road at Wonderland where one lane of traffic in a busy corridor was blocked for months on end to support construction. Better construction planning by the developers, use of on property locations and coordination with the city is a must to ensure that the flow of traffic is not impeded. Point five: Bike Paths. I applaud the city on their efforts on creating a bicycle plan. Currently however, there are no bike paths south of the library on North Centre Road. I would ask that this be dealt with in the short-term and not within the term of the Plan. Point six: Parking Plan. Given that the Plan calls for an increase in commercial office in civic spaces by fifty-two percent plus the new residential units parking requirements will only increase. As we cannot assume that the BRT will be in place with that that within the time frame of the Plan, sufficient parking must be allotted to ensure that the area can continue to support it stores and vendors. Thank you for your time. I would be happy to answer any questions that you or city staff may have regarding my listed points.

- Councillor Hopkins: Thank you Mr. Koncan you came in right on time and thank you very much for your comments. Next?
- Heather Lysynski, Committee Clerk: Carla Trembley.
- Councillor Hopkins: Ms. Trembley?
- Carla Trembley: Yes, hello.
- Councillor Hopkins: Yes. We can hear you. Please state your name and address for the Committee and you have up to five minutes. Please proceed.
- Carla Trembley: My name is Carla Trembley and I am a resident of 94 Sunnyside Drive. I just want to start by echoing everything that Mr. Koncan said because my comment tonight is, is directed to the traffic in our area. As a resident of Sunnyside Drive for the last twenty-four years I have watched the traffic increase annually. Drivers use it as a through way to Masonville Mall and they have little regard for appropriate speed. There is an elementary school on our street and cars are constantly speeding and do not stop for pedestrians that are crossing the road. I've seen three dogs hit by speeding vehicles, two of them died in front of my home and my own dog was hit by a vehicle and left in the middle of the road with a mangled leg on Sunnyside Drive. I'm a long-time resident and I am very concerned about the safety on Sunnyside Drive. As this area continues to develop it will generate even more traffic issues on and around Sunnyside Drive. I've

spoken with many residents in this area and they have similar concerns, they wonder why nothing has been done to stop this flow of traffic and to discourage speeding on our street. I'm truly hoping that the city has plans to put speed bumps on Sunnyside Drive in order to hopefully slow down the flow of traffic, slow down the speeding cheap residents say and to ensure that we aren't going to have an increase in issues as this development starts to grow. Traffic is a huge problem in and around this area. I truly hope that the city plans on working with us to find a solution to this issue because as a long-time resident I honestly don't think that it will be bearable to live on the streets once these plans go through. Thank you.

- Councillor Hopkins: Thank you Ms. Trembley for your comments. Next?
- Heather Lysynski, Committee Clerk: Laverne Kirkness.
- Councillor Hopkins: Mr. Kirkness.
- Laverne Kirkness: Hello Madam Chair and Committee Members. I'm here on behalf of Westdell Development Corporation which you probably know owns and is currently constructing new buildings at the northwest corner in the Richmond Highland commercial center the northwest corner of Fanshawe and Richmond Street and that we have had a meeting with staff, a couple of meetings and looked at the Secondary Plan and we appreciate that it's really an implementation of policies out of The London Plan where you need something more specific as a policy plan to evaluate projects and we will be bringing projects forward, in fact, some are kind of on the front burner now to intensify our quadrant but what we fear is that the Masonville Secondary Plan can't predict all that we need to be able to predict to use the language that it has. It has too many "shalls" and not enough "should's". I suppose it does introduce quantities like six parking spaces on private streets and then we need a landscape offer or we need a two hundred and fifty square metre landscape area and those kinds of things, we don't think, should find their way into policy unless they're couched in terms that you're going to encourage that or you're going to work towards those numbers as a target because there are simply too absolute and if we come with a proposal that everybody loves but we can only do five spaces like we could all agree but we can't get an approval because we defied the Plan and so we're basically asking that the Plan being looked at in terms of making it more general and less certain and speak of targets and speak of should's rather than absolutes. I think one of the first points I made in the added communication was the uncertainty of the future and the difficulty it is to predict what's going to happen. In addition to that, in terms of how we live and how we shop, particularly in these high density kind of group village type things, I think that Westdell has some commercial tenants that have long term leases and renewals and for them to kind of say oh you have to get out of the site or can't lease anymore it's just not doable and therefore the implementation the Plan is going to take a long time and this wording of the Plan in terms of it being less absolute would help us work with phasing redevelopment intensifying and in in the end and certainly work towards the objectives but we're afraid that we're going to trip over ourselves or the city is going to make us trip over ourselves in terms of the approvals and proper implementation of a master plan. I guess, for an example, the public park situation and we do know we need public park spaces up there but the Plan calls for an urban park which is a definable term or a defined term, it has a half a hectare it wants, which is about the size of Staples and Best Buy if people know the Westdell Center, they're big stores and it's a big area and you know notwithstanding that the city has taken cash in lieu for years and years up there, we're now faced with having to kind of provide for a half hectare park and Westdell is willing to work towards that target but would like to do so not within the context of an urban park necessarily but a variety of ways of offering open space, particularly rooftop locations for spaces that are provided by condo apartment buildings for example or amenity spaces that are within the build.

Now I know there also has to be community space and Westdell realizes that, too and we're quite prepared to work with that but it doesn't seem like anything that can be done on the private sector will count we have to provide this urban park. We would like it to be expressed as a target and we would like to have it couched in terms that we can provide it in a variety of ways. Lastly is the twenty-five percent affordable housing and we're not sure what that means because the definition is, the Plan could actually maybe apply that twenty-five percent based on projected incomes based on the project population and willingness that are forecasted so we know what that means so there are those kinds of unknowns.

- Councillor Hopkins: Mr. Kirkness you're coming to an end of your five minutes.
- Laverne Kirkness: I'm coming to an end, I'm on my last sentence.
- Councillor Hopkins: Sorry.
- Laverne Kirkness: Basically, have the Plan looked at, relooked at and make the wording less certain. Thank you.
- Councillor Hopkins: Thank you for your comments.
- Paul Orrick: Could I speak?
- Councillor Hopkins: Could I have that name again, please?
- Paul Orrick.
- Councillor Hopkins: Yes. Please proceed. If you could give us your name and address and you have up to five minutes.
- My name is Paul Orrick and I live at 122 St. Bees Court, just off Richmond Street, just included in the periphery of this development area. I am responding as a concerned citizen, a person in the neighborhood that's going to be affected and also a representative of OMA which is Old Masonville Association. My comments are this Masonville Secondary Plan, is really confusing. Is it the final plan? Where did the initial plan come from that we have been talked to over the years, but it never seemed to be a real plan it's very confusing and now adding in apartments and other type things it just seems very piecemeal type document. Residents in the neighborhood have complained about traffic for more than ten years. Mike Koncan had some specifics, but I want to state that the traffic study that he referred to was dated October 22, 2015. As residents we went to that meeting and that's what this traffic density is based on for the development. Since this time city hall has dropped in four major apartment buildings around Masonville Mall, there are two condominiums on Sunningdale Road, there are all the extra townhouses on Sunningdale Road by the golf course; it's almost fully developed all the way to Adelaide on Sunningdale Road. All this traffic needs to come down Richmond Street in the morning and this is after the 2015 study so I think it's laughable that, that city hall can go on these numbers from 2015 when as Mike said there's going to be ten thousand apartments going into Masonville Mall that were not accounted for in this traffic study. I think this whole corner development is very flawed and studies and planning requirements are based on outdated information and I don't think a shovel should be put in the ground until a current traffic study is done and not right now with Covid because that was another thing I heard a rumor that there was a subsequent traffic study in late 2020, well there was no traffic because everybody's at home with Covid so this traffic study and the way this development is being planned, as a resident and I am very concerned that city hall is just charging ahead with massive urban development and as Mike said no concern for traffic. I have one final comment to make and on the boundaries of this

development it all seemed reasonable to go around the commercial areas Fanshawe, Richmond, but as a resident I have a specific concern that the Western Presidents property is like a little thumb stuck out on top and I don't know if that's a commercial money passing back and forth between Western and the City or what but that is a very historic site almost like Elie Perrin and I have real concerns as to why the Western property has that little thumb sticking north on Richmond Street was included in this whole development plan. Thank you for your time.

- Councillor Hopkins: Thank you Mr. Orrick for your comments. Moving on.
- Heather Lysynski, Committee Clerk: Josie in Committee Rooms 1 and 2.
- Councillor Hopkins: I can go to Committee Room 1 and 2. If you can state your name and address and you have up to five minutes. Welcome.
- Good evening city hall my name is Josie Dovincenzu. I'm at North Centre Road and you'll have to excuse me for missing the previous meeting. I've just sort of been listening to all of the comments on the previous ones also having to do with Masonville Secondary Plan. I am really concerned like some of the other persons have been discussing about the high rises, the traffic and I can't seem to understand if a company like Cadillac Fairview, or whoever owns it now wants to build a twenty-storey high rise and parking. Traffic it's unbelievable right now and it's not just in Masonville and also, I'd like to, I'm wondering whatever happened to talk of that ring road? This was this was happening about twenty-thirty years ago. Talk about a ring road. It almost feels like London's turning into a small Toronto and don't get me wrong, that's not a bad thing, it's a good thing but it would be really nice to observe some of our natural boundaries that we already have and like many other cities and other places of the world a ring road does work so I mean Wonderland is a nightmare to drive; Fanshawe is terrible. I've been to, I kind of, and someone said once I was at a party chit chatting, well, we don't really need a ring road, just take all the other routes, well, I tried that. It's not the best solution so I'm just hoping, I'm sorry if I haven't had a chance to look at all of the current information, the charts and all that which you're talking about but, you know, public transportation, I used to take the bus all the time. Right now, I don't very often to be completely honest with you but we've got the Go Trains now, all the other trains but a more viable type of transportation would be great if, I guess we need to know how are people getting around. There's way too many cars. This just sort of exploded in a year or two and there's all these little pockets, little silo, areas here in London but like, you know, now I mean I can't talk very long because I'm going to get a ticket. I parked on the street here. Just to consider some other kind of viable, if a ring road would work and the other concern was really high rises, the areas, can you do that? My understanding is I don't know because you're own a big mall you just put a twenty-thirty storey apartment building in there like what do you do with all the people, traffic, all the services that you are going to need and also we do want to retain the Forest City's beautiful public spaces.
- Councillor Hopkins: Thank you for your concerns. Thank you very much Josie for coming out and your comments. Is there anyone else? I'll ask one more time if there's anyone else from the public that would like to make their comments please come forward.
- Penny Masse, Committee Support Clerk: One moment.
- Councillor Hopkins: Welcome Sir. If you can state your name and address if you wish and you have up to five minutes.
- My name is Ron Steesma, I live at 145 North Centre Road. There's a lot of talk about traffic and I noticed in the past when there's construction on the major

arteries, let's say it's a north-south artery then there's a parallel artery going north-south they could both be under construction at the same time. Of course if one is under construction you can use the alternative, the one parallel so my concern is that there's an underpass planned on Adelaide. When that's under construction, will there also, so people will come to Richmond from Adelaide to go north-south. Will there also be construction on Richmond at the same time? I think that's something to consider so that the parallel north-south routes aren't both under construction. The other thing that I wonder about, I heard that there were eight different slides that you have the ability to look at regarding the Secondary Plan, Masonville Plan, but I didn't get a chance to see it. Is there any chance of getting that onto the public domain? That's all I have. Thank you.

- Councillor Hopkins: Thank you for coming out and for your comments. With that I will ask one more time.
- Heather Lysynski, Committee Clerk: May I please confirm that Dave Traher and Lyman Meddoui do not want to speak?
- That's correct. Laverne Kirkness spoke for us already.
- Councillor Hopkins: Thank you for being here.
- Barb Westlake-Power, Deputy City Clerk: Madam Chair, sorry, it's Barb Westlake-Power again. We do have a couple of people in the waiting room so I need to know if staff have forwarded the link because I haven't moved them into the meeting part because I don't have their identity ahead of time so if there's somebody else that was expected from staff it would be helpful to know if they should be brought into the meeting.
- Councillor Hopkins: If I can go to staff? If there's anyone else that should be added?
- Britt O'Hagan, : Hi this is Ms. O'Hagan, I don't believe our staff forwarded it to anyone so we're not expecting anyone to have signed on.
- Barb Westlake-Power, Deputy City Clerk: Thank you.
- Councillor Hopkins: Thank you and with that I'll ask one more time if there's anyone here that would like to make a comment please do so. If not I will close the public participation meeting.