

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 14 Gideon Drive and 2012 Oxford Street West (39T-21501/OZ-9295)

- Councillor A. Hopkins: Moving on to our next public participation meeting which is on 14 Gideon Drive and 2012 Oxford Street West. This is for an application for thirty-six single detached residential lots the medium sized building at medium density open space block and two new streets as well as a woodland compensation and I would like to go to the committee to open up the public participation meeting. Councillor Lehman. Seconded by, how about the Mayor. And with that we will open up the public participation meeting.
- Councillor A. Hopkins: And I would like to go to staff and is it Mr. Page who will be doing a presentation.
- Matt Feldberg: Hello Madam Chair. It's Matt Feldberg speaking, Mr. Meksula couldn't attend today but we have a staff member who started with us in June who has agreed to do the presentation on his behalf so Allison Curtis will be doing the presentation for you folks and the public and then either myself or Mr. Page can help answer any questions after.
- Councillor A. Hopkins: Thank you Mr. Feldberg and welcome Alison Curtis. If you can start the presentation, you have up to five minutes.
- Allison Curtis: Staff Presentation
- Councillor A. Hopkins: Thank you Ms. Curtis. Any technical questions to staff? I see none. I do have one technical question if the committee will allow me to ask a question from my chair. Ms. Curtis, I noticed there's a number of holding provisions I know you went through them, but could you be just a little bit more I guess specific to the holding provision H-65 what it stands for.
- Allison Curtis: Yes, Madam Chair. Through you just give me a second, I'll open up that section of the zoning by-law or if Bruce Page would be able to answer that question as well.
- Matt Feldberg: Madam Chair if you could just give us a moment, we'll come back to that one if that's okay.
- Councillor A. Hopkins: Yes, that would be fine. I will go to the applicant if the applicant is here or the applicant's consultant. If you can come forward to the microphone, please state your name and address and you have 5 minutes. Welcome.
- Amelia Sloan, Stantec Consulting: Thank you for having me. My name is Amelia Sloan with Stantec Consulting here on behalf of the client or the applicant tonight. I just wanted to take a minute to thank staff for working through this application process with us. We're supportive of the recommendations from staff in particular the holding zones and the draft conditions of the subdivision. I think these things will work to alleviate some of the concerns of the public and I'm here to answer any questions that the Committee or the public might have.
- Councillor A. Hopkins: Thank you. Are there any technical questions of the applicant? I see none, thank you. I'd like to go now to the public if there's anyone here from the public that would like to make comments on the recommendation, please come forward stating your name and address you have up to five minutes.

- Andy Scheibner: Thank you for your time and consideration. My name is Andy and I live at 44 Gideon Drive. My property line is approximately 65 feet away from the planned development. I just want to take the time to let you know some of my concerns. I've lived here with my family for approximately twenty-four years. My neighbours we've all enjoyed a long, quiet country lifestyle. We are all on private wells we share a common water table. I have several concerns about the development. I'm not against the development but I believe my concerns need to be addressed. We're concerned about our well water. The quality of the water, potential for run off, for pesticides from lawn treatments and the runoff. We're concerned about the water table itself going down. Another concern of ours just the intrusion of privacy with the proposal medium density Allison two apartment buildings looking down on us no national buffer at the length of the property, no proposal for any kind of a privacy fence or privacy wall that might help you know soften the blow to us. We enjoy this quiet country lifestyle. We're also concerned about the traffic, the amount of cars potentially you know over a hundred cars cruising in and out in front of our driveways. These are all concerns of ours and I just wanted to voice these concerns with you. Thank you.
- Councillor A. Hopkins: Thank you Andy. We'll address, I'll have staff address your questions after the public participation meeting has ended so if you could just stay tuned. Yes, please come forward with your name and address and you have up to five minutes. Welcome.
- Jennifer Knechtel: Awesome thank you. Thank you, Madam Chair, and chairpersons, councillors, members of the public, the mayor. So, I'm speaking on behalf of people that live on Gideon Drive. My name is Jennifer and I'm concerned about the fact that it's been proposed as a medium density. There's a lot of building going on Westdel Bourne off of Westdel Bourne you have high density building there you have lots of building in West Five you have apartment buildings, you have houses, you have townhouses, not a lot of trees left, and all of the wildlife are scattering, and I thought this was the forest city so I am really concerned. In the plan, the London Plan that you speak of there's things such as part six as encourage infill residential development in residential areas where existing land uses are not adversely affected. If you put two apartment buildings, townhouses and thirty-six residential houses in that small amount of property and the entrance and exit is on Gideon Drive there is going to be a lot of issues. Traffic is going to be huge. Right now, if anybody was aware and lives in that area, one person hit a pole on Oxford Street just past Gideon about a week and a half ago and it shut down the whole area. If you have all those people now living just off of Gideon where are they going to go. If there's an emergency how many car accidents are going to happen there and constantly there's cars being flipped over and it's not even built up to the standard which is being proposed right now. Even if you eventually widen the roads expropriate people's property on Gideon and make it roundabout, you're still going to have a lot of issues. You're going to have issues of traffic and noise, and people needing emergency help and there's one entrance and one exit currently off of Gideon to that residential area, the medium density residential area that's being proposed. In the London Plan it talks about how you have to look at the whole area and try to be measured in and allowing development and allowing this development to go beside individual residences that have been living off of wells I think would be a big mistake of the City's. I really do. I think there's a lot of building that's occurring there and there's not much thought as to where the animals, about the water table, the high traffic attributed that you're going to be having there. You know what are you going to do with emergency situations, where the new police station, where's the new fire station you know all those things need to be considered. There's no public transit that goes to that area so you're going to be dealing with tons and tons of cars so for two apartment buildings that are now four levels high, townhouses and 36 residential houses you're going to have how many cars over two hundred and something cars

potentially more with service vehicles and friends that are attending those places it's going to be coming out to Gideon. When I talked to the planner he said well we'll have to put in something else for emergency situations, is this an after thought? Do we value green space here, do we value older trees, do we value animals because when the builder took over the place the people that lived in that single family residence that we now want to change into a medium density area, two apartment buildings, townhouses and thirty-six single residential lots they started cutting the trees down, did they apply.

- Councillor A. Hopkins: Sorry to interrupt I just want to let you know you have about forty-five seconds left.
- Jennifer Knechtel: Sure, that's quick. And I guess you have to ask yourself this question, this is the kind of developer you're going to be dealing with somebody who doesn't apply to the city to take down trees, they just do it because they can. It really should be something that is considered a buffer for noise in between existing single family home residences that have been there for years and years and years on wells. There should be a huge wall that's being put in place to buffer that sound and the noise. There should be more measures made for safety and emergency vehicles. That is too many people in that area that's being proposed, and I don't believe that it's a great entrance and exit off of Gideon Drive even if you make it a circle it's still not a good place. If you live in the area on those properties, you'll see what I'm talking about.
- Councillor A. Hopkins: Thank you very much. Is there anyone else from the public that would like to make comments? I'll ask one more time if there's anyone else, please come forward if you'd like to make a comment to this application. And just before I close the public participation meeting, I would like to go back to Mr. Feldberg or Ms. Curtis for an answer to the technical question regarding the holding provision H-65.
- Matt Feldberg: Certainly, Madam Chair. So, the H-65 is to ensure that there are no land use conflicts between the adjacent arterial roads and the proposed residential uses as it pertains to noise, vibration and things of that matter which we would deal with through the engineering review and subsequent site plans. We would require noise studies to address that.
- Councillor A. Hopkins: Thank you and with that I'd like to close the public participation meeting.