

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – 414-418 Old Wonderland Road (Z-9293)

- Councillor Squire: All right and there is a staff presentation so go-ahead staff. I'm sorry, are the slides somewhere in the documents that we have?
- Alanna Riley, Senior Planner: I believe they are in the Added Agenda.
- Councillor Squire: Alright and do you have a page?
- Alanna Riley, Senior Planner: I do not. I believe Heather Lysynski will have that page number.
- Councillor Squire: Okay. I just want to make sure the Committee, before you start. 280.
- Mayor Holder: Page 280 Chair.
- Councillor Squire: Thank you very much. We're all in the same area. Go ahead. Thank you. If the applicant is here we'll hear from the applicant and then we'll do technical questions. Is the applicant present?
- Hello? Can you hear me?
- Councillor Squire: Yes. I can hear you.
- Hi. This is Colin McClure from 414 Inc. I just first want to say thank you to staff for working through this process with us and we agree with the report. Here to answer any questions that Committee or, or the public might have. I'm also joined by Harry Goossens from Dillon Consulting, our Consulting Engineers so if there any technical questions come up, I'll defer to him but I'll just go back to you from now. Happy to speak where I can.
- Councillor Squire: Thank you. Just going to Committee then. Are there any technical questions for either the staff or the applicant? Councillor Hopkins. Go ahead.
- Councillor Hopkins: Yes I was just wondering what the units per hectare are on this?
- Alanna Riley, Senior Planner: Through you, Mr. Chair, I believe the units per hectare are forty-four.
- Councillor Squire: Is that fine, Councillor? Yep. Any other questions? Technical questions only. There being none we will then to go the public for public participation. I don't know if we are going to start with the overflow rooms or yes, sir.
- Good afternoon. Can you hear me?
- Councillor Squire: I can hear you and just to be clear, you'll be allowed up to five minutes to speak to the Committee and yeah, I just need your name and your address if you would like.
- Colin Rogers, 864 Berkshire Drive.
- Councillor Squire: Okay. Go ahead.

- Colin Rogers: I would just like to comment, I believe it was Councillor Hopkins advising us all to contact staff. I've been trying to contact staff for three weeks, Alanna Riley, she doesn't answer the phone so I am not as well prepared as I would like to have been but I'm prepared to start now.

- Councillor Squire: Go ahead.

- Colin Rogers: Thank you. I have here the report which I just picked up today. It is a flawed report, it doesn't seem to have been made with a site visit and the officer seems to have dismissed all the significant complaints of the residents. The London Plan, as I understand it, is to provide for vibrant, healthy and fulfilling neighborhoods, whereas if this zoning application is put through it will turn Old Wonderland Road into an overcrowded moribund street where you're likely to get runover because of the cars having to park on the road due to lack of car parking spaces. Particularly the overall design is out of keeping with the purpose of the street. Is there to be rental units where the rest of the street is owner occupied and the rest of the street are single dwellings, single family dwellings. The appearance, as well, is out of keeping. We will have a row of very tightly close to the road of single houses and stacked units. The seven is discordant with the existing streets scene, the outlook will be blighted and it is overbearing we've already seen the garden space has been halved. The parking, well the changes are just unrealistic. Keeping in mind these are rental properties. Changing stacked unit particularly is just absurd. The housing, the stacked housing doesn't seem to conform with The London Plan but I haven't been able to check that yet due to lack of resources and staff not coming back to me. The tree loss when I first contacted the developers was twenty-two, I believe it's up to thirty-three but in this flawed report the officer suggests that the recommendations to build fences and berms, etc., will help to ease the overlook that has now been ruined of the existing properties by the new properties. I would have to say that on the report the lack of a site visit is clearer when the officer says that this is keeping the density and height compatible with the area; it is not. You just have to walk up and down the street to see it. So, in conclusion, I would like to say that this plan is unrealistic, it's cynical, we've already seen the number of changes the developers have made and this will probably just be the start and it's opportunistic to the point of license. People are anticipating a London Plan which hasn't been approved yet and they're stacking it to the nines, the massing is just inappropriate for the street, it's incompatible and it's ill-fitting as a site demonstrate, a site visit rather, will demonstrate. Thank you for your time.

- Councillor Squire: Thank you, sir. Thank you for coming this evening. Any other members of the public who wish to speak? Are they in the overflow rooms? On Zoom. Alright. Who is next?

- Good afternoon everybody. My name is Maureen Tucker. Can you hear me?

- Councillor Squire: I can hear you.

- Maureen Tucker: I live at number 410 Old Wonderland Road.

- Councillor Squire: Okay.

- Maureen Tucker: The proposed development will wrap around me like a letter "L" if you can picture that so along beside me and at the back and will loom over me. I don't really have any questions per se. I went to the open house that 414 put on. My questions have been answered but I, I just want to share my concerns and my feelings about it if I may. Of course, our number one concern is we really don't want this, we live in a single-family home, we live on a street with twenty-one other single-family homes. To add another twenty-nine families in a shoe-horned into a, you know, one

point five whatever it is hectare, two acres, whatever, right next door to us. They will literally have to be shoe-horned, will drastically affect our street and our enjoyment of our home. Other concerns, the loss of the trees, the loss of privacy. Our retaining wall between us and 414 has already been damaged. I don't know what damage could be ahead with all the digging and possible damage to our foundation. The noise, the commotion of construction, we will lose access to our backyard. Our concern that they are rentals which will destabilize the streets, twenty-nine units turning over and over and over. We're concerned about the street parking that I know darn well will happen and I know this because I walk past Trowbridge every day. I feel it's too much on too little lands. I'm not looking to the construction chaos, not looking forward to having twenty-nine families just on the other side of whatever trees are left but mostly what I want to say to you is the type of street that Old Wonderland Road is and I agree with the past, the previous speaker, I wonder if anyone proposing this has walked down the street and looked at it as a residential neighborhood. This has been the type of street for seventy-five years or more that single families have lived on. We have big lots, people come here and they stay, there are, I would guess, I'm guessing, a third of the people on our block have been here more than twenty years and they chose Old Wonderland Road for a reason. It's quiet, it's peaceful, it's, it's a friendly neighborhood of people who are here to stay and improve their properties. Old Wonderland Road, in the last five years has become very destabilized as a result of the uncertainty of 414. Also, Teeple Terrace is less than five hundred meters from my house, that development out there and if I look out my dining room window I can see the new development at Springbank and Wonderland. They are, the developers have been circling our neighborhood for many years and it is destabilized and added concern to our residents and it's as simple as well should we get a roof or do you think we'll be moving in the next few years? You know, it's things like that. We haven't felt at home here because of the uncertainty of next door and it won't just be next door, it will be next door and behind and looming over us, these are all uphill units. We will be completely, what's the word I want to use, they will cover us, that we'll feel very covered, I think. Mostly of what I want to say to you is I believe this development should not happen because it will change the DNA of the street. With the street now, our long-time homeowners who live here and love here and have put their time and energy and hearts into the street you drop twenty-nine rentals right next to me and all of those cars and that's going to change my experience of Old Wonderland Road and the experience of my neighbors. I understand The London Plan and I understand infill and I understand development and progress but frankly I don't want it and I don't know anyone that does so I appreciate you listening to me. All I can say to you is drive down on Old Wonderland Road and look at this place and decide if you think twenty-nine new rentals need to be dropped in and if you lived at 410 Old Wonderland Road I think you'd feel the same that I do. I really appreciate the opportunity to speak today and I thank all of you for your time and attention.

- Councillor Squire: Thank you very much for coming and expressing your views, we do appreciate it. Do we have another submission? We have one more person I believe to speak. Hello? Is the person muted perhaps? Alright.
- Barb Westlake-Power, Deputy City Clerk: Mr. Chair, they have been asked to unmute and haven't so perhaps they're just observing the meeting.
- Councillor Squire: I'm sorry, they're what?
- Barb Westlake-Power, Deputy City Clerk: They have been asked to unmute.
- Councillor Squire: Right.
- Barb Westlake-Power, Deputy City Clerk: They have not.
- Councillor Squire: Then you said something.

- Barb Westlake-Power, Deputy City Clerk: They may just be observing the meeting.
- Councillor Squire: Alright. I'm going to ask whoever that is that's on mute if you want to make comments on this particular development which is for 414-418 Old Wonderland Road that you have your chance to do that now and then I'll, we'll be closing the public participation meeting so I'll call once, twice and I'll ask for a motion to close the public participation meeting.