

Tuesday, November 30, 2021

Hello,

In follow-up to my presentation on 22 November 2021 to the Planning and Environment Committee, I trust that City Council will look at all of the impacts that will affect this area and neighbourhood.

From what I heard (on 22 November 2021), it appears that the development of this site has been “in the works for years”, and it appears that there has been no regard taken for the environmental impacts. The site is a wetland and the soil is not fit to have anything built on it.

I am recommending that a **Peer Review – Environmental Impact Study** - be conducted prior to the City making any decision.

It was interesting to learn (at the 22 November meeting) that a transportation study was done and it was determined that there was not an issue with traffic flow. I find this incredibly hard to believe as it doesn't take into account current and future development. It is my understanding that an additional 6,000 to 8,000 apartments are planned to be built further down Southdale Road – west of Wonderland, therefore, traffic flow will be impacted all along Southdale. Was the study conducted during one of the COVID 19 lockdowns in the middle of the night? We, who live in this area, know that it is very difficult with getting in/out at 166 Southdale Road W.

In addition, it was mentioned that redistribution of the buildings (with keeping with the number of units) will be looked at the next phase – Site Approval Process (concern for the Hellenic Church) – does this mean that the City has voted already to have the re-zoning application approved or is it deferred, based on the Site Approval Process?

If this goes to the Site Approval Process, I hope that the public will have input.

Pamela McInnes