

RESULTS OF PUBLIC MEETING – JUNE 7, 2021

CITY FILE NUMBERS: OZS-2020-0026

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10

Staff Present:

Chief Administrative Officer, David Barrick
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Rick Conard, Director of Building and Chief Building Official
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Carmen Caruso, Central Area Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Stephen Dykstra, Development Planner, Planning, Building and Economic Development
Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development
Claudia LaRota, Policy Planner, Planning, Building and Economic Development
Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development
Bindu Shah, Policy Planner, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk, Legislative Services
Charlotte Gravlev, Deputy City Clerk, Legislative Services
Shauna Danton, Legislative Coordinator, City Clerk's Office

Members of the Public: N/A

Results of the Public Meeting:

A meeting of the Planning and Development Services Committee was held virtually on June 7, 2021 via City's Live Stream, commencing at 7:00pm with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in

accordance with the Planning Act and City Council procedures. There was one member of the public present at the Statutory Public Meeting, however due to technical difficulties the member was unable to address to Committee. Correspondences from five members of the public were received.

The following issues were raised by the public through the correspondence received for this application:

Drainage Channel, Landscaping and Green Space:

Issue: maintenance of the drainage channel and landscaping

Response: The engineered drainage channel will be conveyed to the City and will become the City's responsibility to maintain. In terms of landscaping, the owner is required to provide street trees along all internal streets within the proposed subdivision and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features.

Issue: Lack of trail area with trees and consideration of a walking trail

Response: The proposed development follows the layout of the approved Mount Pleasant Secondary Plan Area Block Plan 51-2 as well as the community Design Guideline in regards to location of trails and pathways. The trail and pathways are integrated into the open space system and road network to ensure a safe and accessible recreational space for the community. There are potential signed bike route along Queen Mary Drive. There are no trails proposed along the drainage channel due to safety issues related to the side slopes constructed on both sides of the channel and provide privacy for those lots that backing onto the channel.

Issue: Need for a park

Response: A parkette of approximately 240 square metre is proposed as part of the medium density townhouse block, which provide the additional amenity space for future residents in the area. There are a number of parks strategically located within the Block Plan 51-2 area for residents and a local park identified on the Block Plan that is in close proximity to the proposed development.

Traffic and Safety:

Issue: Safety concerns for the proposed townhouse block as it only have one single entrance through McLaughlin and road widening

Response: The one access to McLaughlin proposed for the townhouse block is reviewed by the City's traffic staff and the driveway is at the northerly limit, which this access can be shared with the lands to the north. Furthermore, the traffic impact study outlined the assessment of the existing and future road network, traffic volumes and conditions. The assessment along with the implementation of the recommendations in the study found that all of the turning movements at the concerned intersections will operate at acceptable levels of service. The traffic impact study is approved by traffic staff. The Block Plan 51-2 layout shows the medium density residential block has two access points at McLaughlin Road. The proposed future townhouse block on the subject land will be completed when the adjacent property to the North will be developed and the

second road access will be constructed. Mayfield Road will be widened to 6 lanes by the 2024 horizon year and the portion of McLaughlin Road within the subject land that currently has two lanes will be widened to four lanes.