

Public Meeting 22-094-CD, OR07/21 – Tuesday September 27th, 2022 – 10am

Re: 255 King Street W – North Development Corp.

Submitted by: Mark Brown, [REDACTED]

Dear Councilors,

I commend all involved for making significant revisions to the original plans. There are several very serious issues with developing this property and I think it's safe to say that even the best plan will not alleviate all of them.

Following are my outstanding concerns;

Grading

There is a major difference between the Planner's "Revised Development Concept" and the Engineer's "Conceptual Grading Plan". The Planner shows a 6m buffer along my north property line and then another metre or two to the planned access road off Fountain Street. The Engineer's grading plan shows parking and a retaining wall within a couple metres of my property line. The shed in the back corner of my property is at a ground level of 279m and the closest parking space is at 288m. This 9m difference is resolved by a small embankment and perhaps an 8m high retaining wall. Which plan is correct? Of course I prefer the 6m buffer and trees per the Planner's concept.

Vegetation

I see several green blobs on various figures but have no idea if they are existing trees to remain or new trees or even trees at all. My preference would be to retain as many existing trees as possible, subject to health and viability. More importantly that new plantings should be designed to shield my backyard from traffic, parked cars and pedestrians unable to avoid staring down on my privacy. (I suspect my neighbours feel similarly.)

Traffic

I disagree with a full movement intersection at Jacob and Fountain, however, at least there aren't any plans of signaling it! I didn't notice any mention of "reduced speed" signs or "Do not block intersection" signs on Jacob, Kitchener and Marmel.

The proposed King Street entrance seems to be an "in" only now? Does that mean all traffic leaving the site will have to exit onto Fountain Street?

Servicing

I believe the sanitary discharge from this development will combine with the upstream 600mm diameter Fountain Street sewer at King Street and continue to the Grand River siphon just south of Shantz Hill. There have been on-going odour problems on the lower parts of Fountain Street since 2009, at least. A study was completed to address these issues in 2011 or so and several recommendations were proposed. To date very little has been done to address the problem, save flushing out the sewer every so often. My concern is that without serious upgrades to the siphon (installing proper air-lines) the odour issues on Fountain Street will continue to get worse.

Thank you,
Mark