

Public Meeting

Good evening, my name is Donald Hamilton; I live at 1020 Pentrelew Place...a property my family has owned and occupied since 1971. I have no connection to the applicant.

I have been involved in this development since April 2016 **(TWO YEARS AGO)** when the developer dropped in to my garden to advise that he had bought the Church and how he hoped we would join him in creating a terrific new housing plan. Always cautious, I asked about zoning and other constraints and he assured me that there would be no issues on that account.

In over two years we have never had a meeting of the city and the developer and us. **This meeting tonight is as close as we have ever been.** But there are still constraints on us...this is not a dialogue. This meeting is an appeal before an elected body pledged to plan appropriate approaches to urban development and sound management of resources. It is our last chance to clarify and explain our concerns and dreams.

It is still not that sit down meeting to determine the best use of this property and its fit with the existing neighbours and the City as a whole. **WE HAVE NEVER HAD SUCH A MEETING.** We have

had three Committee of the Whole sessions where the developer and the Planning Department presented their their plans before Council. **We were there but we could not speak!**

So we are pleased to be at this meeting and be able to speak. It is however ironic that we are still only **part** of a conversation. The supporters of the developer will talk and we will talk but we will not talk to each other. Nor will we have a chance to talk with the Mayor and Council.

We represent a large number of people..In the past 15 days 327 people signed an on-line petition and 40 others signed a paper version for a TOTAL 367. This was presented to Mayor and Council on April 11. The petitioners were responding to our request for support for maintaining Traditional Residential status for about 3/4 of the property. This would ensure that ground oriented housing would be the best outcome for this land and its neighbourhood.

The words on a City planning leaflet called **It's Your Neighbourhood** were used to clarify the preamble;

To facilitate the proposed rezoning application for the site, the OCP amendment would designate the Traditional Residential portions of the site as Urban

Residential to redistribute some of the height and density to the south.

This is the essence of all our anguish, our orchestration, our tireless letter writing, meetings and talk. To allow one thing to happen - **what developer wants** - the City has to amend the draft OCP, ignore the Rockland Plan and accept a host of revisions. And we, **the people** are left completely out of the picture, yet it is our neighbourhood that is about to be spoiled.

Given the many concerns of the immediate neighbours, the general distress from the Rockland neighbourhood, it seems that there is a serious obligation on the part of the developer, the neighbours and the City Council to seek common ground and compromise on the future of this important property.

May I suggest that City Council create and charge a Special Mediation Panel (SMP) who would consider all the issues, seek compromise and finally make recommendations to Council that could lead to a development that everyone accepts. The Panel would consist of 2 or 3 delegates named by the Developer, 2 or 3 delegates named by the Neighbourhood and the Rockland Neighbourhood Association, and 2-or 3 delegates named by City Council.

It would be important to the right mediator - an individual who could work well with these three groups to achieve the necessary compromise. This person would have to gain the trust of all the participants, a task that may prove to be formidable.

The Panel would be asked to complete their work in a timely manner.

An elegant win-win solution!