

PUBLIC PARTICIPATION MEETING COMMENTS

7. Properties located at 583, 585 and 589 Oxford Street East
 - Arnon Kaplansky, KAP Holdings, applicant – advising that he started this process on November 18, 2013; indicating that he advised the City Staff that the future tenant wanted to move in by July, 2014; advising that he requested staff to work on the approval of the plan as fast as possible; indicating that, after the first meeting that he had with staff, he received a memo dealing with a few issues; advising that one of the issues was the design of the building; noting that the Committee has seen the design of the building; advising that the design of the building is from a book in the library dealing with the French Quarter in New Orleans; advising that his client is a Cajun restaurant serving Cajun food from New Orleans; indicating that the City's Urban Designer came back to him with a finding that the building form and architecture should be appropriate to its commercial use, meaning that they did not like the building that he proposed; advising that staff asked him to incorporate a second storey to the building; noting that he explained to the staff that the restaurant does not want this; indicating that staff requested that he provide an Urban Design Brief, which is a costly endeavor; advising that the requirement of an Urban Design Brief caused the project to be delayed by nine weeks; expressing surprise that this requirement is not even outlined in the Planning Department's report; indicating that, as the process went along, he received another memo from the Urban Design Team expressing concern with the bay window in the front of the building; expressing confusion as to how the City can come up with requirements like this; advising that he thought that the design should be left up to architects and engineers; indicating that staff was asking for the colours of the building; enquiring as to whether or not colours are part of the process; advising that he does not understand why the City keeps putting requirements and road blocks that are not under their jurisdiction on the project; advising that the trees are on the neighbours' property; enquiring as to whether or not, when someone is putting up a fence, the City is going to require an expert to tell them what it is going to do to the woods or if this is just for new construction or new developments; and, requesting that the application is processed without the Tree Preservation Plan. (See attached photographs of the fence line).