

**From:** Kate Rapson  
**Sent:** Monday, November 17, 2014 4:17 PM  
**To:** Lysynski, Heather  
**Subject:** 510 Central Avenue and 609 William Street (Z-8141)

Attention Chair and Members, Planning and Environment Committee.

The immediate neighbours have been very involved in this application since it was submitted in July and in the final outcome the community agreed to the following:

- 1) a zoning change that allowed for the 5-plex (where a 4-plex is permitted) of 1 and 2 bedroom units at 510 Central;
- 2) a two storey building at 510 Central with limitations on the height so as to not dwarf the Ontario cottage to the immediate east;
- 3) a design with two units accessed through two front doors, and three through the back; limited windows on the east side to allow for privacy for the owner of the Ontario cottage;
- 4) parking for 5-6 cars with an easement at 609 Waterloo Street to allow for additional parking for 510 Central tenants;
- 5) two driveways, with the one off Central as the entrance for both 510 Central and 609 Waterloo;
- 6) retail use at 609 William; and
- 7) demolition of the existing single family home (this property is not in the East Woodfield Heritage Conservation, though it is in the Woodfield Community).

The City has been great to work with. We appreciate the planner's effort put into this to make this work for the community and the team's focus on the design to ensure it fits within streetscape.

An impasse remains over the parking. Late in the game, the developer (Tridon Group) showed a new draft with a westerly driveway (there would be three driveways on one application). We opposed this saying it would result in multiple cars stacked in the drive and it would impact the streetscape in a negative way. We asked that all parking be in the back where there is ample room so there is more greenspace in the front and no risk of cars parked all over the place in the front. However, the developer rejected our request.

The community then offered two compromises:

- 1) we suggested a drive come in off the back of the property. The applicant rejected that proposal.
- 2) we agreed to a westerly drive but sized so it fits only one car; the developer rejected that as well.

We've tried to hold our ground on the parking and the westerly drive as we feel it is a point that speaks to a wider community issue about parking for multi-plexes and the use of front and side yards when options are available in the back. So much has been accomplished to date: it's a shame that this one issue remains unresolved.

We ask PEC to approve the planner's report presented on Nov. 18, with one amendment: to state in the zoning for 510 Central that no third westerly drive be allowed. Two driveways are enough.

Thank you for your support on this parking issue. We hope the community request is heard and respected.

Sincerely,

Kate Rapson

Chair, Woodfield Community Association