

## PUBLIC PARTICIPATION MEETING COMMENTS

### 9. Application by Tridon, re 510 Central (SP15-005948) Site Plan

Paul Hinde – on behalf of Tridon Group – indicating that the original application included the property at 609 William Street, but 609 William Street is not part of the site plan approval application; indicating that the existing structure is a state of disrepair; indicating that the driveway dedicated to the use of 510 Central Avenue will remain in place and will be used for parking for one of the proposed units; indicating that this driveway has been in existence for a number of years and no change to the driveway is being proposed; indicating that the property is not located within the Woodfield Heritage District, but is located on the opposite side of the street; indicating that they did have regard for the heritage aspects of the area and have designed the building to be sensitive to the heritage of the area; indicating that the processing of this application has taken place over a three year period with the original proposal being the development of a 12 units apartment building; indicating that the issues raised by the neighbourhood with respect to intensity, traffic, garage, student housing have been addressed; indicating that the proposal is now for a 5 unit building containing four 2-bedroom units and one 1-bedroom unit for a total of nine bedrooms in a building that will be smaller in scale from the original proposal; indicating that the apartment units will not be student rentals, but rather upper scale apartments; indicating that the design has been modified to address the concerns of the neighbourhood; indicating that they were asked by planning staff to prepare drawings to ensure compliance with zoning by-law which requires a building lot coverage of a maximum of 52% of the lot area, parking 15% of the lot area and landscaped open space of 33%; indicating that planning staff advised that the building coverage required the stairs, landing area and handicapped lift to be included; indicating that as a the proposed building was reduced by 1.1 feet on each side to meet the maximum building coverage; the site plan documents submitted meet the zoning by-law requirements; indicating that the final engineering drawings confirm that the maximum building height of 10 metres will be met (not exceeded) and is the same height as was presented in the fall; indicating that the existing driveway has been used for many years with no safety issues; indicating that Central Avenue has a wide right-of-way; indicating that a number of properties in the area have boulevard parking which works in harmony with the street traffic; indicating that only one parking space will be devoted to the main floor left side unit; and indicating that the remaining parking would be located behind the building.

Audrey Francis – 503 Central – presenting the attached submission.

Judy Bryant – 293 Hyman Street – indicating the community appreciates the concessions made by the applicant; indicating the importance of intensification and that she is glad to see a redevelopment; indicating that the previous speaker noted many of her points; indicating that the drawing shows the driveway will be removed; indicating that the driveway is an important issue, because the west driveway is back in the development, and there is an additional driveway; indicating that there is more than adequate parking in the rear of the property; indicating that she implores the Committee to require the applicant to return to only one driveway, and regain the grass and trees for the west side of the property; indicating that an increase in the amount of greenspace will connect the properties of the neighbourhood; and indicating that green spaces assist with creating a healthy society – need to build healthy neighbourhoods.

Kate Rapson – Chair of Woodfield Community Association – indicating that many of her points have been covered; indicating concern regarding the building height; requesting clarification of height increase of approximately 3 foot increase; indicating a desire for only one driveway; indicating the desire to maintain green space; indicating that there is lots of boulevard parking in the area, but many wrongs do not make a right; indicating that many properties in the area have back-lane access in the area; indicating thanks for the developers efforts in the design; and asking for clarification as to the material that will used on the exterior of the building.

Hazel Elmslie – indicating that the neighbourhood has been spending a lot of time on this application; indicating that she understands that an application is required to be considered, regardless of whether it is legitimate or sensible; questioning the need for an elevator; indicating concern as to whether there will be a handicap apartment in the basement; indicating concern related to parking; indicating that Central Avenue has no surplus parking; indicating that people should not be backing out of parking spots on to Central Avenue; indicating that parking is illegal, without a permit; indicating that parking infractions are not enforced unless neighbours complain; indicating a request that no boulevard parking be permitted on the east side; requesting signage be providing by the applicant indication that parking is not permitted in the driveway; and indicating that she will be campaigning against illegal boulevard parking.

Jane Greydon – 518 Central Avenue – indicating that her property is located immediately to east of proposed development; indicating that she is in agreement with the previous speakers; and indicating concern with parking from an aesthetic and safety.