

Presentation at the Site Plan PEC meeting on Monday, July 20, 2015

Hi, my name is Audrey Francis. My husband Barry and I live at 503 Central Ave., almost across the street from the subject development property, and have been there 25 years.

We have represented the 49 petitioners/and neighbours on this project from the beginning 2 years ago.

Mr. Hubert, all which I will be saying, you have heard before on numerous occasions, but it is imperative that the new members of the Planning and Environment Committee are aware of what has gone on in the past, and what has brought us to this point. I will attempt to be brief, yet to the point, and provide a thumbnail sketch as to what has got us here.

- Two plus, years ago, the Developer submitted a By-law change request for this property at 510 Central Ave., which houses a single floor very small bungalow. It was requested that they change zoning to allow for a 12 plex.
- For obvious reasons, the neighbours objected, however we did meet and tried to work with the Developer, and came up with what we thought was agreed to and signed off by all, which was a 4-plex at 510 Central and 24 unit complex at 609 William. For those that aren't aware, the Developer owns both parcels, and they are joined at the rear.
- In March of last year, we were surprised to receive a new Zoning By-Law application changing this development, and we were in essence, starting all over from scratch. They had changed their plans for the 24 unit building on William, and felt the need to increase the 510 property building to house 5 -2 bedroom

apartment units, and were keeping the William Street address as all commercial.

- We have again met on various occasions with the Developer in an attempt to bring this to resolution.
- Let me be perfectly clear that the neighbours in the Community are not against development, we would love to see a new building on this parcel of land where the current bungalow has fallen into total disrepair, and is a haven for animals, vandalism and unwanted activity.
- We however request that the new development fit within the design and architecture of our heritage district, and that it does not add to existing problems and issues in our Community.

Numerous e-mails have been forwarded to Stephanie Wilson, the first assigned Site Plan Manger on this file, and she is familiar with the history on it, but unfortunately, she is not able to be handling the file at this time. We have submitted to you via e-mail, the concerns of the neighbourhood and would like to hi-light the 3 main issues.

- 1) It is the feeling of the majority of the neighbours that this building is far too large for the small parcel of land on which it will sit, both footprint size, and height. We feel that if the height of the building were reduced, and a driveway be disallowed, it would be more in keeping with the area, and those houses surrounding it. We therefore suggest that the most Eastern side of the building have the roof line lowered more than indicated so not to over-shadow the very small bungalow beside it. We also suggest that the lower level not be raised above ground grade as high as it is in order to bring the entire building down to size. From the

drawings presented, we feel this dimension has been changed between applications.

2) As you may or may not know, the traffic to service both 510 Central, and 609 William Commercial building is to be designated to enter off of Central, and Exit only onto William Street. At the Central Ave entrance drive, it touches the driveway of 518 Central Ave., (the small bungalow) and we would respectfully request that it be so designated that there be a barrier between the two drives to differentiate the two, and that vehicles entering will not be cutting across the neighbours drive when turning in.

3) The last, and probably most contentious and problematic issue with this site plan and development proposal is the request by the Developer to retain a current driveway which housed the single bungalow that now stands, on the West side of the building. Please know, that this driveway was only installed in its current location in 2007 or 2008 and has not always been there. You must also know that this was not mentioned or intended to be retained in the initial and further negotiations with this Developer, until the final PEC meeting when they advised of their intent to retain it.

This developer has a very unique situation where he has a total of 27 parking spaces at the rear of 510 Central, and 609 William, which includes 3 boulevard spaces in front of 609 William.

This is ample parking for the proposed 5-plex, and his commercial building on William, and there should be no need for a side driveway. We are aware the Developer indicates he requires all parking spaces for the Commercial building, however designating

5 spaces for 510 Central would still leave him with 23 for his commercial building, which would be ample.

It should be noted, in an attempt to resolve this for both parties, the neighbourhood suggested that the Developer keep the side driveway, however have the entrance for it come from the rear of the building, and only bring it to the front of the building. This resolved his need to provide a parking space closer to the front unit entrance, and resolved it for the neighbours.

Unfortunately, the Developer did not agree quoting snow removal as the reason. Some of us have narrow driveways, and blowing the snow out of them is not an issue.

Central Ave has become a very very busy and congested street for many reasons.

- The Medical Centre at 450 is much busier, and patients are parking on both sides of the street in front of, and even east of our home.
- The 4-way stop they installed at Maitland a year and a half ago has only served to space traffic out evenly so that it is very difficult to pull into or out of our driveways
- The 4-way stop has also caused people to by-pass that corner, travel down Princess Ave. to Palace Street, and then out onto Central where this proposed driveway is very close to.
- With the traffic entering the parking lot for the new 5-plex and the commercial complex, will increase traffic in the area.

It is the position of the neighbourhood, and the Woodfield Association that should the driveway be allowed to be retained, we will find vehicles parking end to end in it, and pulling in and out onto Central Ave., jockeying for position.

This will continue to cause parking problems, will impede traffic flow on and off Central, will negatively impact the streetscape, and present a hazard for pedestrian and vehicular traffic. This will essentially provide 2 laneway accesses for 510 Central Ave. thereby contributing to the congestion on the street.

Our homes were built in the late 1800's, prior to the invention of the automobile. Once the automobile came along, it was necessary to put a spot in front of these homes to accommodate them.

Over the years, some properties have taken advantage of it and have either widened their parking space, or installed one due to multi-tenants and it is taking away from our streetscape, our beautiful heritage homes, and the safety of both pedestrian and vehicular traffic.

Photos of our streetscape were sent to you in our e-mail last week.

We suggest that any brand new development be urged to accommodate the proper parking required for the project they wish to build, and that they do so by placing it at the rear so that we can get some green space back into our neighbourhood.

We take pride in our homes. We value the character and heritage of our neighbourhood and it is essential that we do not lose that.

In order to maintain and preserve the uniqueness of our community and streetscape, it is imperative that we ensure that the concerns of those that live there are met.

We respectfully request that you stipulate that the west-side driveway be removed, and only green space be allowed at the front of this development.

We further request that you stipulate that the roof line over the un-habitable portion on the east side of the building be lowered more than indicated, in consideration of the small cottage bungalow next door and that it also be stipulated that a dividing device, such as a curbing be placed between the entrance drive, and the drive of the neighbouring bungalow.

This file has been on-going for some time and we understand that all of the documentation has not been provided to you, but it is available for your viewing if you wish. If you have not seen the property in question, or have questions concerning this development, we would appreciate it if you would take the time to review the history of the file to familiarize yourself with it so that you can understand the issues the neighbours have.

I wish to thank you all for your time, and taking into consideration the requests of the neighbours who make Central Ave, and surrounding streets their home, and cherished community.