

PUBLIC PARTICIPATION MEETING COMMENTS

9. Property located at 3100 Colonel Talbot Road (OZ-8486)
 - Harry Froussios, Zelinka Priamo Ltd., on behalf of the applicant – expressing appreciation to the Civic Administration for their recommendation and presentation; expressing support for the amendment to redesignate and rezone these lands for the Convenience Commercial uses; indicating that they have a concern with the requirement for the fifty percent glazing on all of the elevations; having that on there is a little too specific at the stage that they are at right now; advising that, in his opinion, the City's interests with respect to the design of the building is well served already through site plan and through the holding provisions that apply to the site; indicating that the owners is on them as the developer or the designer to come up with a solution that is going to be satisfactory to City Staff and the City before a site plan is granted and before the holding is removed; pointing out that the problem right now is that they are not at a stage where they can adequately tell the City that they are able to meet the fifty percent requirement; noting that it may be more in some cases, it may be less; advising that they just do not know until they have a formal commitment from the future tenants as to what their needs are because they are going to have to accommodate service areas, storage areas and, in lieu of transparent glaze, they may be able to provide a better alternative and still meet the guidelines of urban design; expressing concern that if they come up with a proposal that may have less than fifty percent glazing on one of the elevations and staff is satisfied with that, he has to go to the Committee of Adjustment or another forum to get that condition amended and that is something that they would like to avoid, if possible; advising that they would like to have the ability to have some negotiation with staff to come up with a design that they believe is going to be appropriate, is going to meet the design objectives and allow this development to proceed; indicating that the challenge that is going to be faced through site plan is that, they understand that right now, there is a lot of prominence for the Colonel Talbot frontage and they understand that, but the issue that they are having is that because this development is geared towards the subdivision to the east and the south, their opinion is that perhaps the prominence should be facing the subdivision itself as opposed to the agricultural lands and the lands outside the urban boundary across the street; indicating that they do acknowledge that those elevations fronting the road allowances do have to have a certain level of design, which is something that they are going to have to be faced with through the site plan process; advising that, based on that, they would ask that the requirement for the fifty percent be removed; acknowledging that that will be determined through site plan; indicating that staff has already put in items for consideration, that being one of them and also, that they have to get the holding removed before this development can proceed; and, reiterating that they have no issue with the balance of the uses and the special setbacks that are incorporated, they are in support of that.