

PUBLIC PARTICIPATION MEETING COMMENTS

12. Property located at 356 Dundas Street (Z-8483)

- Michelle Doornbosch, Zelinka Priamo Ltd., on behalf of the current property owner and the developer for the proposed apartment building – indicating that her client has no significant concerns with respect to the staff recommendation; indicating that they do have some concern with respect the requirements set out in part c)v) of the staff recommendation requiring that the applicant use brick on the exterior façade on the “middle” of the building extending the entire length of the front building elevation between floors 2-4 (inclusive) beginning above the cornice line; indicating that this requirement is not necessary as the proposed design provides a break in the façade by using alternative colours and moldings; indicating that the proposed building design was before the London Advisory Committee on Heritage (LACH) where the Committee indicated that they were satisfied with the proposed design; indicating that her client has made significant changes to the design to address matters raised by staff and have increased the size of the building and the amount of glass; indicating that her client is not supportive of the requirement for the provision of the required number of bicycle storage spaces within the building and requesting a reduction in the number of spaces to be provided; indicating that this is an affordable housing project and that the clients of these types of buildings would not be able to afford a bicycle and therefore the spaces are not required; indicating that interior bicycle storage spaces takes up a significant amount of floor space and a reduction in the number of units being provided may result; and indicating that her client is receptive to providing outdoor bicycle storage spaces.
- Akbar Manji, 438 Eagletrace Drive – indicating that he owns the building next door to the subject property; indicating that his building was built in 1966; indicating that he has owned the building for 19 years; indicating that his building has windows on the entire east and west sides of the building; indicating that the applicant is not being required to provide setbacks from the lot lines; indicating that the 60 windows on his building will be impacted by a new building that is not required to have a side yard setback; indicating concern as to his ability to continue to function as an apartment/hotel use with the windows being blocked; indicating disagreement with the applicants request for a reduction in the number of bicycle storage space; indicating that the notion that people who live in affordable housing units cannot afford bicycles is an unfair claim; indicating concern that his customers will no longer have the ability to view the city through the windows as they will now be blocked; and indicating that the front of the proposed building is not required to have a front yard setback and as a result the new building will be blocking his property’s entrance as his building is setback from the front lot line.
- Yossef Lavie, 650 Victoria Street - indicating that he closed the deal to purchase the property two weeks ago; indicating that his main concern relates to the requirement for the provision of interior bicycle storage; indicating that the main floor is tight and there is no room for bicycles; indicating that there is a lot of public transportation downtown; indicating that the type of tenants that would rent in this building would use public transportation; indicating that he can provide bicycle storage outside of the building; indicating that he understands his neighbour’s concern, however when you are downtown you are allowed to build with no setback to the lot lines; indicating that there will be about 15 feet separation between the two buildings; indicating that even if the building was built further away, his building would continue to look at a block wall; indicating that he has other buildings downtown; indicating that he has a right to build up to the lot line; and indicating that sometimes someone ends up with the bad end of the stick.