

PUBLIC PARTICIPATION MEETING COMMENTS

7. Property located at 1080 Westdel Bourne - Application for Approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments (39T-14503/OZ-8410)
 - Maureen Zunti, Sifton Properties Limited - expressing appreciation to the staff for working through the process with them; noting that this particular project has been something that they have been working on for at least five to seven years and every Planner and Engineer in this room has been involved at some point in time, through the various iterations, particularly Development Services and Planning staff have been very involved in this; working on this and you will see through the report that this is definitely intended to be a very unique and sustainable community; advising that it is intended to be very smart, connected, active and healthy community; noting that Mr. Sifton will provide more details on that; indicating that, as the File Planner mentioned, they submitted a fairly extensive and somewhat unique request for the Official Plan Amendment in terms of requesting a uniquely new designation and zone; expressing concurrence with the staff report; noting that there are a couple of things that they had in their original requested Official Plan Amendment that did not make it into the recommendation, such as their request for a policy basis for future Community Improvement Plans or other possible incentives as well as a future green corridor along Oxford Street; indicating that they believe that those kinds of things can probably be dealt with in the future when they have some more concrete options and detailed design on some things; indicating that these are not critical omissions and she believes that there is policy basis in the Official Plan right now for Community Improvement Plans that deal with energy; hoping that they will be able to deal with those things and they may be coming back to the Committee in the future with such matters; expressing excitement about this hopefully coming to fruition.
 - Richard Sifton, Sifton Properties Limited – indicating that electronic is the way to go; introducing the Committee to what West Five is about; outlining that there has been a good representation by staff as to what the policies and procedures shall be; however, from his vantage point, he is looking at it more from the standpoint of why are they a little bit different; indicating that they are a little bit different because they are going to continue to own the vast majority of this property; noting that it is not like a regular subdivision, it is more like places like Berkshire Village where they own it, they maintain it and they ensure the quality of level of care; pointing out that it is a net zero community; advising that there is not one in Ontario yet; advising that net zero really applies to the buildings; indicating that, what that means is that, most of the buildings will supply the amount of hydro that they need to use and/or energy; outlining that there will be a large common space that will allow social gatherings; indicating that he spoke about energy efficiency a couple of minutes ago and that is going to happen through renewable ways, mostly through solar and they wish to be sustainable for the future; indicating that most of the plans that you will see from Mr. Mottram, File Planner's portion, deal from a planning standpoint; noting that his presentation is more from a developers standpoint and the Committee will notice that they do have, as Mr. Mottram pointed out, the residential components, the seniors living components and the multi-use components; pointing out that one of the things that was not on the planning documentation is the large green spaces and part of the reason for that is that this space, which is a large legacy park, and this space which is meant to be a continuous connection up to the existing Riverbend park are in private ownerships; noting that they are not into an open space because they are not in public realm; indicating that one of the other things that they would like to point out is they talked about bicycle possibilities and there is going to be dedicated bike paths, both along this road and through the park area; indicating that what this community is all about is living and offering different opportunities of where you can live, work, and, again, offering different opportunities for where you are working, not necessarily connected but together and then, of course, they have the opportunities for shopping and dining with friends; pointing out that, perhaps even more importantly, socialization where we can play and they have lots of programming in that central park that he has been speaking to; pointing out that one of the plans that you will notice on his presentation is an amphitheatre; noting that is still under investigation

but they think that is going to be a great opportunity for programming; everything that matters in one revolutionary place built with the future in mind is the mission for West Five; advising that, if you wish to register on line or go to the website there is more information there as well; commenting on the commentary as it relates to high density, they have not finalized any plans and, in fact, it will be closer to the end of the project; however, it is deemed that there will be more than one building and it would be deemed that it would be on that Block and they would have access off of Oxford Street, access off of Kains Road and access off of the interior road as well; relating to Block 4 and the townhouses, as Mr. Mottram has pointed out, they do not have a finalized application in yet; however, at this point in time they would not have all of the driveways accessing Shore Road; noting that some will access Shore Road and they are doing that for different purposes; indicating that part of their challenge as to this site versus a normal site is that you must keep the buildings going, for the most part, east-west so that you have your solar across your south side; advising that, in so doing, you run into challenges as to where exactly you can put driveways and where you cannot put driveways as well as getting the appropriate use of the property as it should be; indicating that he does not have the original version with him but the public is quite right that there have been different renditions; noting that the original rendition was to be more of a downtown street façade which meant that you were dealing with deeper and more density but the density was spread out; pointing out that what has changed with that is that they turned it into something that is going to be more environmentally friendly and, as such, the footprint needs should be less; noting that, in order to get your footprint less, you have to go up; advising that the Block 2 high density area was always where the highest density was going to be and, to the best of his knowledge, it was always going to be in that higher density of more than twelve stories; noting that some of the other buildings did change as well. *Note: Staff responds to the high density for Block 2 and access to the subdivision. (See attached presentation.)*

- Bob Morton, 8-1900 Shore Road, on behalf of his Condominium Corporation – indicating that he provided a communication to Mr. Mottram, File Planner and he has also spoken with Sifton Properties representatives about some of their concerns; noting that quite a few of his questions have been answered; advising that they still have some concerns, especially with their location being right across from Block Four, where the plan is to put townhouses in; indicating that, when you look at the documentation that has been sent to them, it appears that right across from them there are eighteen driveways backing onto Shore Road right across from their condominiums; expressing concern about the traffic and safety of people in this area; indicating that, to him, Shore Road is not designed or wide enough to have that kind of traffic; recommending a service road between Shore Road and these townhouses as it would make it better for traffic and it would look much better from a streetscape perspective; indicating that that is their main concern; expressing concern with the mixed use as it is very flexible in terms of what the developer can put in there; advising that, as this development goes further they would like to have some say about what is put up in the neighbourhood in the mixed use areas in terms of box stores or large developments or commercial enterprises; believing that the residents in this area should have some input into what is being put in there; commenting on the process, overall, as he has seen approximately five iterations of this plan and every time he receives one he has to compare it to the previous one and go line by line and word by word to see what the differences are; pointing out that some of the changes are significant in terms of building heights; providing an example of buildings exceeding sixteen stories is what it is saying now and the previous edition it said eight stories; pointing out that there seems to be a lot of changes being made between Sifton Properties and the Planning Department, through discussions and making agreements on what changes are going to be made; requesting that, when the documents are sent to the public, he would like to see the sidebars in italics to show what the differences are as well as some notes to indicate why these changes are being made.
- Steve Crawford, McCormick Home – expressing interest in Block 2 with respect to the high density apartment building that is expected to be built there; enquiring how are the occupants going to access that property; expressing appreciation for Mr. Sifton putting up the conceptual plan; believing that it suggested that the apartment building would be on the northwest corner; expressing concern in terms of whether the access to the site is going to be from Kains Road or whether it is going to be accessed more from Oxford

Street; noting that maybe the answer is both; advising that he is thrilled to see access off of Oxford Street.

- Gary Fleming, 4-1900 Shore Road – enquiring whether or not the driveways from the proposed townhouses will back onto Shore Road because there is a development further east where the driveways do back onto Shore Road and it is a very messy situation with cars parked in driveways and on the street; indicating that, if that happens with this development, they are going to have the same problem; and, indicating that this is what Mr. Morton was trying to iterate, having the driveways not onto Shore Road but onto a service road.