

PUBLIC PARTICIPATION MEETING COMMENTS

9. Property located at 195 Dundas Street (TZ-8592)
 - Greg Priamo, Zelinka Priamo Ltd., on behalf of the applicant – indicating that he is generally in support of the application; clarifying one item, the decision to proceed with the extension of the temporary parking, it was in January that they realized that the process that was going to refine the transportation and transit study was going to exceed the temporary period and they did not see the possibility of being able to solidify their development plans and they felt that it was reasonable and appropriate that the existing use be extended until such time as they had clarity and they are able to move forward with staff and Council in that regard; adding that, ever since this matter has come up, they have continued to have discussions with staff, through the Mayor's office, through the Councillor's office, to understand where the transportation Plan is going, to understand the timing, because until they know for certain, they are not able to modify plans, they are not able to understand how they can change their project; pointing out that what they do know is that, based on the current expectations as defined even in this report where Transportation has confirmed that there will be significant widening on both Clarence Street and King Street, that the Plan, as presented, would have to be materially changed; advising that the submissions that they made included reports that took approximately nine months to prepare and cost in excess of \$100,000; thinking that it would be wise, in this instance, before they start modifying that analysis that they have certainty with respect to the land requirements that the City is going to be looking for and, from that, they would be able to look at what the implications are and modify their plans accordingly; noting that, in the meantime, the temporary use continues to be a valuable asset in the Downtown; advising that, as staff indicated, this is an approved parking lot, it is not a gravel parking lot, it has considerable investment included in it to manage it as an effective parking area and he can assure you that his client is interested in proceeding with the project as quickly as possible; noting that, as soon as clarity with respect to the transit plan is made available they will be looking to work with staff to modify the plans and bring them in; pointing out that the benefits of that project obviously far exceed anything arising out of the revenues associated with the temporary parking; *(Note: Councillor Park asks Staff if they can provide a better outline of when the SHIFT Rapid Transit Environmental Assessment will be coming forward as well as an update on whether they can speed up the results coming to the Committee from the Parking Strategy. The Traffic Planning Engineer responds that SHIFT is waiting for the Municipal Council to approve the first and second phase, which is the Master Plan and once it is approved, the Consultant will move forward with the third and fourth phase of the design of the rapid transit corridor and this will take approximately six months; noting that it will be next year before SHIFT is completed. Advising that, with respect to the Parking Strategy, they are waiting for a progress report from the Consultant this month and then the project team will review the report and finalize a draft and they are looking at late summer for when the Parking Strategy will come forward to Council. Councillor Helmer indicates that the current temporary zoning expired in March, 2016, there are cars parking on the lot and wondering what the current status of the lot is. The Manager, Current Planning, responds that the applicant submitted the application prior to the zone being expired and staff endeavored to get the application to the Committee as quickly as possible; noting that they have not heard from By-law Enforcement staff but he believes that they are able to answer the question better than he can; reiterating that the zone has expired as of today. Councillor Helmer enquires as to the status, in terms of the zoning, pointing out that Mr. Turcotte, Senior Planner, talked about the Downtown Master Plan in his presentation and he wonders if he could talk about 5.2 which reads "encourage the redevelopment of vacant sites to increase resident and worker population Downtown by discontinuing temporary use zoning on these sites". He followed everything Mr. Turcotte said but that one seems to present a bit of a problem in terms of being consistent with the policies of the Downtown Master Plan. Mr. Turcotte responds that, when Staff are reviewing the request, you would be hard pressed to find every policy in a Policy or a Guideline document that is going to be five by five with a request; thinking that, for the*

most part, extending the requested use for a period of three years will not do anything to inhibit or bind the Municipal Council in terms of the long-term redevelopment of the site; reiterating that Mr. Priamo indicated that they are waiting for the City's consultants to finish with their Environmental Assessment and, as Mr. Priamo indicated, they have had continuing discussions with Staff in regards to moving forward with this application. Advising that the application is generally consistent with the intent of the Downtown Master Plan and that it really does not put us in a position where something can happen in the future that may not be able to happen because they allowed this for a period of three years. The Manager, Current Planning, responds that to help implement that Policy, they have had the Downtown Parking Strategy that the Transportation colleagues are working on and in the absence of that Strategy being concluded, they were a little concerned with what the removal of this much parking could do to Downtown parking and they need that Strategy done to help inform the decisions. Advising that they believe that this is a temporary zone being applied for given all of the work that has been done in the background. Councillor Turner asks Staff to remind them of what their options are in the temporary extensions, thinking that three years is the maximum but wondering if there are options between zero and three. Mr. Turcotte responds that it is at Council's discretion up to a period of three years.)