

## PUBLIC PARTICIPATION MEETING COMMENTS

### 20. Properties located at 1057, 1059 and 1061 Richmond Street (SP15-030856)

- Michelle Doornbosch, Zelinka Priamo Limited, on behalf of the applicant – clarifying that the westerly property line, Ms. S. Wilson, Landscape Planner, in her presentation, noted that they are currently proposing asphalt along the west side of the building; identifying that the asphalt is already there today; indicating that they have to tear the asphalt out to put the landscaping in which his going to result in a narrower paved portion for the lane way; noting that it is being reduced for the landscaping; advising that, with respect to the gate, they have no problem accommodating a gate if that is what the Civic Administration and Council request; noting that the primary entrances to the building are on the north side along Sherwood Avenue so even if there is pedestrians exiting the building and they need to access the laneway they can do that from there; advising that she does not think that there will be a whole lot of traffic, but if there needs to be a gate, that is no problem at all.
- Michael Bax, 192 Sherwood Avenue – pointing out that Ms. S. Wilson, Landscape Planner, in her presentation, mentioned that the open space is going to be changed and he did not catch what she was referring to there; wondering about a curb along the western portion of the building where the developer just said that they are going to take some asphalt out and put some plants in along there but it might be nice to also have a curb there to demarcate the property line from the laneway; enquiring about the trees that are just inside, to the west of the sidewalk, there are three big mature maple trees; wondering if they are remaining or are they coming down; pointing out that there are two younger maple trees in front of the steps by the landing in front of the church; enquiring what is happening to the two younger maple trees as well as the mature maple tree on the south boundary just inside the fence of the property; wondering if, where the house is that is going to be torn down, there is a big tree there, is it coming down; enquiring as to the status of the poplar tree at the corner of the house; Ms. S. Wilson, Landscape Planner, responds that there are a number of trees both on the City road allowance and on the private site; pointing out that there is the requirement from zoning compliance landscape perspective of what they call landscaped open space; noting that the percentage of landscaped open space, as established through the rezoning process and they will ensure that it complies with the minimum amount, which is thirty percent, before the plans are approved; advising that trees on the City right-of-way are under the jurisdiction of Urban Forestry and they review what is to proposed to be removed; advising that they will have to grant a Consensual Removal, which is subject to a fee before those trees are to be removed; indicating that there is one that has to be taken out to accommodate the new vehicular access; advising that this has been supported, the tree has been deemed to not be in top quality from an arborist's perspective; indicating that staff is in support of the plan moving forward this way; pointing out that the trees on site that do need to be removed for the parking area, the Civic Administration are generally in support of as there is nothing that has been found to be so significant that it would halt the development; identifying that the trees along the south property line are proposed to be protected; noting that there will be a tree protection fence in place prior to construction; advising that a landscape architect has prepared these plans and is prepared to sign off on that protection; advising that the curb was in consideration with the landscaped area that both she and Ms. M. Doornbosch, Zelinka Priamo Limited, spoke to; advising that, currently there is landscaping adjacent to the building and some asphalt area to be removed; believing that Mr. M. Bax was commenting that a curb should be put there as well to demarcate the laneway from the landscaped area; noting that she does not have a concern with this if the applicant is willing to accommodate this assuming also that site servicing and grading works as well; and, pointing out that the poplar tree is a private tree

and will be removed to accommodate the new development; Ms. M. Doornbosch, Zelinka Priamo Limited, responds that they do not have a problem with installing a curb if that is a requirement.

- Steve Harris, 201 Sherwood Avenue – indicating that there is a Victorian residence still standing at 1057 Richmond Street which will be demolished to accommodate the development; expressing concern that, as that house comes down, or before the house comes down, the laneway is blocked to traffic to that site from where the house stands presently so that Richmond Street is blocked off and construction traffic comes in and off of Richmond Street rather than from the laneway; indicating that this is a safety issue for children; advising that, when the house comes down, there will be noise concerns from Richmond Street into the neighbourhood; Mr. G. Kotsifas, Managing Director, Development and Compliance Services and Chief Building Official responds that a demolition permit will be received from the Building department; advising that demolitions are done during the day, they allow that type of construction to be occur as long as they are not extending beyond the reasonable hours; noting that it is 9:00 PM during the week that they would allow them to proceed with the demolition; pointing out that it is usually fairly quick as it is a small house and he does not anticipate that it will be a prolonged demolition; indicating that, in terms of the construction access, they could likely limit it to off of Richmond Street instead of through the laneway; pointing out that the issue with the curb, from the previous presenter, to be clear, they would have to look at that from a drainage and functional perspective; noting that curbs sometimes cause barriers and obstruct water surface flow; and, noting that this will be part of the approval process.
- Mary Anne Collihan, 191 Sherwood Avenue – wondering if, during site plan preparation, the Civic Administration found that the sewers on Sherwood Avenue were adequate for the addition of the nine units that are going to be introduced or if the sewers were going to be attached to the sewers on Richmond Street; Ms. J. Ramsay, Manager, Development Services and Engineering Liaison, responds that they have circulated the application to all of their servicing groups and have commented back that there are no concerns with respect to capacity.