

PUBLIC PARTICIPATION MEETING COMMENTS

5. Property located at 2825 Tokala Trail (Z-8638)
 - Megan Gereghty, GSP Group, on behalf of the applicant – indicating that the applicant is very excited about the property and the proposed development; thinking that it is a good fit for this area considering it is beside the high school commercial block as well as the development across the street to the north; believing that the proposed scale and density is appropriate considering the surrounding uses and the proposed use for the site; expressing support for the staff recommendation for the removal of the site specific zoning on the R9-7 that is currently in place right now as well as the removal of the h holding provision; hoping to finalize some of the elevation plans and get a site plan application submitted as soon as possible for this development; hoping that development starts next year; *(Councillor Helmer indicates that there is a recommendation, realizing that the site plan has changed even from some of the images provided on the Agenda; there is a recommendation from the Urban Design Peer Review Panel to consider a slightly taller building and he sees that the zoning that they are considering here would allow a height of up to thirty metres which is eight storeys and is a lot taller than the building they are looking at; wondering if, at this point, the applicant is looking at going higher to give more outdoor amenity space, are you anticipating going from four to five and wondering where it is at in terms of site plan);* Ms. Gereghty responds that this is the plan that they are going to be moving forward with at site plan, there may be more discussions but she thinks that the four stories is what will work best for the care units that they have provided the interior layout for and it is probably best to keep it lower to have a better transition with the existing community to the north.