

## PUBLIC PARTICIPATION MEETING COMMENTS

### 14. PUBLIC PARTICIPATION MEETING - Southwest Area Secondary Plan (O-8680)

- Michelle Doornbosch, Zelinka Priamo Ltd., on behalf of the applicant - expressing support for the staff recommendation with the revised recommendation that the Civic Administration has brought forward; advising that their main concern was the implementation of this special provision with respect to underground parking as part of the Southwest Area Plan (SWAP); indicating that their client was not aware of this regulation through the new SWAP policies and when they applied for a site plan application, they became aware of this through the site plan application review process; advising that this has affected their clients' two properties which are lands which are currently designated high-density residential; noting that there is one in their Colonel Talbot community and there is another site elsewhere in SWAP; reiterating that both properties are designated high-density residential and they are both pre-zoned for high density residential development; stating that now that this SWAP policy has been implemented that may obviously makes significant changes to the design of what was anticipated for the property; advising that what is recommended by staff allows them to work with that and they can make the necessary adjustments to those two sites so that they can incorporate something as per the updated recommendation to the policies; responding to the comments; relating to item one that is before the Committee, it says that "to uphold the underground parking policy, what does it accomplish", it says "ability to accommodate increased ground level visitor parking meeting realized needs" and although this is applicable to the entire Southwest Area Plan, just to provide a response with respect to the application with which they are speaking to specifically, what the amendment does and how they worked together with staff to come up with the appropriate wording, it does allow them, and the proposal does have underground parking; there is a ramp and by doing that and allowing for this amendment, it allows them to do the underground parking and the surface parking so that they can provide the additional number of spaces that are necessary for the building so that this is actually a benefit and does accomplish exactly what the residents are asking for.
- Stephen Gallant, 6645 Navin Crescent – Mr. M. Tomazincic, Manager, Current Planning, responding to the comment that Mr. S. Gallant had e-mailed the City had and not received any responses, responding that there were comments made about the Planning Department but these are applications that are spread between Planning Services and Development Services and eight months ago there was a site plan application for a public site plan which then triggered the need for variances and other amendments; reiterating that that site plan process started eight months ago; speaking to the minor variances or site plans, he needs to defer to his colleagues in Development Services but it is cross-departmental and different applications for different processes is what is happening here; *(Councillor Squire confirming that the reason that they have not received a response is because it is still in process.);* Mr. T. Grawey, Manager, Development Services and Planning Liaison, commenting on the minor variance process; noting that there was a request for a minor variance for interior side yard relief of 1.5 metres and also for the location of an accessory structure and that went to the Committee of Adjustment on November 14, 2016; understanding that the applicant is revising the application and that it is going back to the Committee of Adjustment on December 5, 2016; *(Councillor Squire addressing the gentleman's concern that he sent something to Planning and he has heard nothing back, that is really it in a nutshell and asking if someone can explain why they have not or whether they have.);* Mr. J.M. Fleming, Managing Director, Planning and City Planner responding that what he believes Mr. M. Tomazincic, Manager, Current Planning, was saying is that it is difficult for them to address that, they know that at this particular application has not been around for that long so the term "Planning" is not the case in this case it is probably a planning related application being handled by Development Services relating to either the minor variance or the site plan and you have heard that there has been some correspondence relating to both of those but he cannot speak from a "Planning" point of view on what has happened there; Mrs. J. Ramsay, Manager,

Development Services and Engineering Liaison, indicating that for their site plan process, they have a two stage notification, the first notice that they would have received was the Notice of Application requiring public meeting and lets them know that they have received an application and in the future it will come back to the Planning and Environment Committee; advising that they have not reached the point in the processing where they are ready to come back so there will be a follow-up notice that says Notice of Public Meeting that has the date and that is usually when they start really collecting those comments and presenting them to the Committee and they have their timing for the public meeting noted; *(Councillor Squire advising Mr. Gallant that the matter has not yet come to this Committee and his comments will come when the application comes to the Committee.)*. See attached communication.

- Luke Nielsen, 6653 Navin Crescent – See attached presentation. *(Councillor Turner, as a friendly reminder, points out that the application before the Committee is with respect to the change in the Southwest Area Plan specific to parking, not to a specific application that is coming forward eventually and asking that the comments be directed specifically towards the amendment being proposed and the application, that would be very helpful.) (Councillor Squire reiterating that what Councillor Turner is saying is that the application that much of the previous comments were about is an application that has not been here yet.)*
- Linda Zirul, 6649 Navin Crescent – advising that they will be residing in front of the parking lot if they were to put in an above-ground parking lot; indicating that they purchased their house last year, in June, 2015, knowing that it was zoned for many things; stating that they were told that it was most likely going to be a medical building or a little plaza; advising that that is one of the reasons that they purchased there because they thought it would remain that, not knowing that it was going to be a high-rise apartment building as well as the possibility of a parking lot that is above-ground parking; indicating that when she sits in her backyard right now, if it is a little bit windy she can hear the above-ground parking lot that is at Pomeroy Place, it is like a wind tunnel that goes through, it is extremely loud and they have a lot of children on their street that back onto this as well; stating that with the residences where they are, it is very busy with traffic; advising that if they were to have above-ground parking or even ground level parking, with the traffic flow coming in and out all night, it is very noisy; noting that their bedrooms back on that way so that is what they would hear every night; stating that if she had known it was zoned and only zoned for apartment as Mrs. M. Doornbosch, Zelinka Priamo Ltd., told them at the last community meeting that it was always going to be an apartment building there, she thinks that it should have been zoned that as well as for underground parking, please, if you are going to do something, please keep it that way just because there are a lot of residents here that are affected with this.