

## PUBLIC PARTICIPATION MEETING COMMENTS

### 11. Property located at 855 Trafalgar Street (OZ-8662)

- *(Councillor S. Turner indicating that in order to be in compliance with the triplex and fourplex options, Mr. Corby, Planner II, said that there would be a requirement for a severance in order to do that; the existing zoning allows for a fourplex and in order to get in order to get an eightplex in there, you would have to sever the two fourplexes by right to make them one; wondering if that is correct; Mr. M. Corby, Planner II, indicates that is correct, you would have to go through a separate severance application; noting that you would not have to go through a rezoning but you might need variances and you could get two fourplexes or triplexes on each property to get the units; (Councillor van Holst pointing out that it looks like staff has recommended a smaller setback in the front and a smaller yard; pointing out that it looks like the original could be accommodated; wondering why those suggestions were made; Mr. M. Corby, Planner II, responding that they site that the new location of the building is more appropriate, there is less lot coverage on the building, the original proposal did not have much amenity area for the applicants and it had underground parking and did not meet all of the provisions of the by-law; advising that this way they are allowed to meet a few more provisions, provide more open space on the property and it achieves a more appropriate form of development; reiterating that, in keeping with what is already there, the previous one had three stories extending deep into the rear properties of the abutting neighbours; (Councillor van Host stating that he does not think that it implicitly said that but now it does not have underground parking, is that correct.); Mr. M. Corby, Planner II, responding that that is correct, parking is now provided in the rear; (Councillor van Holst responding that parking was a concern of the residents that that was an unsecured place that could be problematic.)*
- Michelle Doornbosch, Zelinka Priamo Limited, on behalf of the applicant – expressing support for the staff recommendation and the by-law; noting the slight adjustment to the westerly sideyard setback to reflect the design that was presented to staff; advising that they worked with staff on this and they made a significant change to the design proposal based on the comments that they received and they do feel that this is an appropriate use for the site.
- Lynn Gowers, 853 Trafalgar Street – advising that she and her husband, Gerald, live in the house right next door to this property; indicating that they strongly object to it as it is going to take away all of their privacy as people will be able to look from their windows into their house; pointing out that from the picture that was shown, you can see how close her house will be; indicating that the School of Arts for young children from grade four to grade eight is right beside her; advising that her house is so close that you can see her side windows; stating that there is a public school up the street; pointing out that they want to make this one bedroom apartments, hopefully; noting that she heard geared-to-income and she does not think it is appropriate; advising that there is very little parking on the road currently; advising that the school people park in their driveway and to add more apartments and more traffic, it is very unsatisfactory; indicating that there is an apartment building across the road, which is geared-to-income and there is quite a lot of problems with police and ambulance and fire trucks all the time; asking the Committee to take into consideration the area where they live as they do not need more problems; advising that their yard goes back further than the property next door; noting that the lot next door is a lot shorter than theirs and theirs goes right back to the school grounds; believing that it will make their property value go down; stating that they were offered \$220,000 for their house and the house is worth way more than that; indicating that the plan was changed; stating that they have to count too; stating that she is not trying to be forceful or rude but they have to count too, they have to have some say in privacy and if they are going to build there she would like a huge fence so that no one can look over her yard; reiterating that there is a school with small children and it is not right; advising that she has grandchildren that come over and play in her backyard; reiterating that she is not saying that it is going to be all bad people who move there but when you get into that environment where you have all one-bedroom apartments; stating that if it was families, they would

have no objection whatsoever; noting that families are welcome; reiterating that it is not going to be like that.