

PUBLIC PARTICIPATION MEETING COMMENTS

8. PUBLIC PARTICIPATION MEETING – Property located at 1835 Dundas Street (Z-8790)
- *(Councillor S. Turner commenting about the setbacks, the one thing that did jump out at him, thanking staff for explaining the CPTED rationale for the rear building, the eastern building itself has zero setback on the property line of a residential neighbouring property; wondering if staff could comment on the suitability of that in that circumstance as it seems like an odd request in there.);* Mr. M. Tomazincic, Manager, Current Planning, referring to the site plan that is in front of the Planning and Environment Committee, the building at the top right hand corner, it abuts a commercial property with a zero lot line; pointing out that it is zoned ASA, the same type of zones that are being requested here and they do not need a special provision for where the two commercial properties abut, you can have a zero setback there; advising that it is where you get further south that you get into the residential areas; indicating that there is an increased setback from those property lines; pointing out page 70 of the Planning and Environment Committee Agenda, iv), staff requires a 5.5 metre setback from those residential zones along Avondale so they have actually bumped that up to 5.5 metres to accommodate the landscape strip. *(Councillor S. Turner stating that the building to the east looks like a house but it is a commercial property.);* Mr. M. Tomazincic, Manager, Current Planning, responding that it is zoned Commercial, but he cannot comment whether or not it is being used for residential purposes right now, if it is, it would be legal non-conforming; reiterating that they do not need a special provision for that zero setback.
 - *(Councillor A. Hopkins wondering if fencing is provided here on the property.);* Mr. M. Tomazincic, Manager, Current Planning, responding that the fencing will be dealt with during site plan although the conceptual Site Plan that the Planning and Environment Committee sees does propose security fencing; noting that he is not aware of the details and perhaps the applicant can explain that further; reiterating that fencing will be dealt with through site plan.
 - Matt Campbell, Zelinka Priamo Ltd., on behalf of the applicant – advising that staff did a good job over-viewing the application and he does not have anything further to add; responding to Councillor A. Hopkins question regarding fencing, that is something that they are going to be looking at through the site plan process; realizing that there are gaps in the fence that the infrastructure, the physical barriers, are not there and they keep getting taken away by people that are using the site so they are going to look at upgraded fencing and something that is a bit stronger, but that is going to be worked through at the site plan process with City staff.