

## PUBLIC PARTICIPATION MEETING COMMENTS

## 3.5 PUBLIC PARTICIPATION MEETING – Application – 459 Hale Street (39CD-18503/Z-8886)

- *(Councillor T. Park enquiring about the current R1-5, what are the units per hectare on it currently.);* Mr. L. Mottram, Senior Planner, responding that there is a density in the R1-5 Zone, it is expressed in terms of lot area and lot frontage; a minimum lot area for a lot in that zone is 415 square metres and a minimum lot frontage is 12 metres.
- *(Councillor J. Helmer indicating that Mr. L. Mottram, Senior Planner, touched on this during the presentation, but wondering if he can repeat it in terms of the side yard and rear yard setbacks, what is contemplated with what they see here in the concept.);* Mr. L. Mottram, Senior Planner, responding that this concept plan would provide for a 6 metre rear yard setback and that would be along the westerly rear yards of the four dwelling units as well as the southerly rear yards of the other two dwelling units south of the common access driveway; the side yards are a minimum of 3 metres and that is set by the zone standards of the requested R6-2 Zoning.
- Laverne Kirkness, Kirkness Consulting, on behalf of the applicant – indicating that Artisan Homes has been building homes in this city since 1985 and are well reputed; advising that he has three areas to cover, one is that he would like to thank Development Services and Larry Mottram for their supporting report for the six unit detached vacant land condominiums; expressing agreement with the staff report; asking that the Planning and Environment Committee support it and put it in front of the Municipal Council for their adoption; indicating that there are reports that they prepared to make a complete application such as the Final Proposal Report which is the planning justification, the Neighbourhood Character and Compatibility Report, a Tree Inventory and Preservation Report and a number of Engineering briefs and memos that helped to make this application complete and thorough and he thinks the City staff have acknowledged that; advising that Artisan wants him to convey to the Planning and Environment Committee that they are concerned, even about the thirteen letters that were received that have expressed concerns; noting that there were approximately one hundred thirty letters that went out and to have thirteen letters come back for an infill proposal is, in his view, relatively not many; stating that is not to minimize the concerns but it is to put some kind of quantitative aspect, there is no major petition here or something to oppose it but there are concerns and Artisan said let us deal with those; the key word is compatibility of course with infill, how to be sensitive to the abutting neighbours; noting that these six slides try to demonstrate further than what already Mr. L. Mottram explained in page 180 and 181 of his report about how he is responding to the neighbourhood concerns; noting that he will go through these quickly, they are pictures and they take you around the perimeter of the site visually and show what it looks like and what they would do in addition; showing an orientation plan that the Planning and Environment Committee has already seen, you can see the six units, these are lots but in the condominium world we call them units and upon each one we put a dwelling unit and then as you can see on the upside, you can see 465, 461, 459, 457 and 455 Hale Street, those are the four properties abutting the north, east and south sides and then there are three properties, 81 through 85 Heather Crescent on the west side and in addition to this already internalized site design they have front yards facing front yards and not into people's rear yards that exist is a major step in what they think is compatible; advising that they already have aspects of built-in interface that help to deal with compatibility; in addition to the zoning, site plan approval will require supplemental planning and they will have to talk to that neighbour as to whether or not they would also build a privacy fence or simply use that one but you can see that there is already something there; noting that there is a three metre side yard; pointing out that they do not wish to disturb the vegetation abutting 81 Heather Crescent; however, with these infill developments they have to make a point to talk to the neighbour about what would they see fitting; do they want to leave that alone or do they just want a privacy fence which Artisan is prepared to build with supplemental planting on Artisan's side or their side; starting off with something pretty decent; talking to the three neighbours along Heather Crescent to see what they feel in terms of compatibility. See attached presentation.
- *(Councillor A. Hopkins enquiring about how many bedrooms the units will have.);* Mr. J. Knoester, Artisan Homes, responding that what they intended to do here was, this area does not have any new single family homes available and what they were looking at was

to build three bedrooms with possibly finished basements in here; the houses will be around 1,500 square feet on two levels with the potential to develop another 500 square feet in the lower level; they will all come with two car garages, all be brick, all be sided with the highest quality material they can use; advising that there is a lack of affordability with new houses as the price of land, the price of construction has gotten so high that when you throw out a number like \$400,000 people go, well it is impossible to find something new with a two car garage for that and that is what these will do, these will be in that price range so they will not be a detriment to that neighbourhood, they will increase the value of whatever is going on in that neighbourhood; the other thing is, they were talking about the idea of the existing house and what they did was to leave the existing house, they could have taken it out and incorporated it and wound up with the frontage they needed but this suited the neighbourhood better; as a matter of fact, if you drive by 459 Hale Street, except for the sign that says that there is a rezoning application, you cannot even tell the property is back there and how he knows that is because if people knew that, they would have fifty other developers trying to develop in the last five years; reiterating that you can drive past this site 100 times and never know or even see it; when the houses are in there, the houses that sit, 1 and 2, will be sitting behind the existing two houses and the other ones will be way at the back, you will have very much difficulty seeing them but they are really good quality houses, reasonably priced in a neighbourhood where you cannot find new houses; *(Councillor Turner interrupting and indicating that the Councillor had asked how many bedrooms.)*

- Darrell Laraway, 465 Hale Street – indicating that he does not want to see this happen; advising that is it going to create more noise and there is already a lot of noise on Hale Street because of the roundabout and he is sick of that; expressing concerns about the storm, where are they going to put the water; it is going to go right against one of his trees, he has a great big maple tree there, he has a big swimming pool and he thinks it is going to do something to it; advising that they have birds of prey in the backyard that feed all the time and it is going to do something to them; they are going to have to remove the groundhogs on the property; reiterating that he does not want to see it; advising that he is ready to retire, he has been in that house for twenty-five years and it is going to invade his privacy not only with the noise of building it, but the noise after, all the car doors, everything else, he does not want to see it happen.
- Resident, 455 Hale Street – indicating that there is going to be a wall spanning the entire length of his property; advising that never again will he see another sunset; noting that this weekend he looked out, saw the sun and a nice red sky and that is going to be gone, he will never ever see to the west of his property again as there is going to be a house with windows looking onto his yard and it has been said that there is no invasion of privacy but there is lots; any of his neighbours on Heather Crescent will no longer see the sunset; when he first heard the proposal, to say that he was a little more than angry is an understatement; these condos are going to make the whole area look terrible, this is out of place with the character of the neighbourhood; it will never blend in, it is an eye sore; advising that he did not put a lot of blood, sweat and tears into his place to have some stranger, who is never going to live there, destroy it all; to have someone come in and build a wall with windows just mere feet from where he eats and cooks; these condos are so close they can look out their windows and literally see what he has on his barbeque grill; stating that a 1.8 metre fence is not tall enough; indicating that he looked Google Earth from above these houses and he can see right where he sits; noting that he has a hot tub right there and you can see inside of it; indicating that they will see him in his hot tub and he is sure he will have to relocate it at his expense; advising that it is literally an intrusion of his privacy and most people will say oh well, it is not in my neighbourhood but it is in his neighbourhood and he is not happy about it; advising that not one person on this Council would want this in their backyards so why should they; stating that the developer had a tree assessment done to have some trees removed because there is something wrong with them; lies; believing the only thing wrong with these trees is that they are in his way; indicating that the builder, Artisan Homes, does not care about the impact on the community surrounding this lot, they only care about the impact on their wallets and this is evident by the sheer size squeezed into that area; in one of the renderings there is a picture of some kind of lush vegetation growing in his backyard blocking the view of the condo; another lie, this does not exist; *(Councillor Turner interrupting and stating that claiming the validity or falseness of a statement that speaks into somebody's character and he would ask that he refrains from that; he can certainly make comments to the merits of the proposal but please do not claim that something is a lie if you do not have something to back that up because that might get*

*you into trouble.*); indicating that there is a picture of it, a rendering; advising that the backyard of the property has only been cut once in the year that he has owned it and the only reason that lawn was cut was because of complaints from the neighbourhood; indicating that there have been complaints again and it is still not cut; he does not care about what is going on, about the property, he does not care about the people that live around it, he does not care about the neighbourhood that is there; all he cares about is building these homes and leaving, good bye, see you, have a nice day.

- Jared Townsend, Argyle Community Association – indicating that clearly there are a lot of people in their area that do not like it so he is going to have to go ahead and say that he does not want to see it either because you have this guy with the groundhogs, that guy with his privacy and it is just like they do not want it done so do not do it.
- Brian Tourout, 461 Hale Street – advising that they came out to the meeting to hear what the neighbours had to say; expressing concern with the garbage trucks and how the garbage is going to be taken care of; expressing concern with the height of the fence; advising that he does not believe that 1.8 metres is high enough, it is a little short for the neighbourhood; indicating that the neighbourhood has a lot of break-ins from people jumping fences and an easy access on the way through to Heather Place is probably an easier way for them to get through; expressing concern because he has seen in the past builders come in without thinking of the intent of the neighbours around it and he wanted to make sure that they keep in mind; seeing the pictures of the backyards, he does not have those trees in his backyard; for a staggered fence on a big, long driveway, everyone can see right down through his backyard and the privacy will be affected; hoping the builder would have discussed things more or maybe try to work with it a little bit more, he does not know but there are a few concerns and he would like to see a responsible decision made for this.