

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 3080 Bostwick Road (39T-18502/Z-8931)

- *(Councillor T. Park expressing that she is glad that Ms. S. Wise, Senior Planner, touched on the servicing; knowing that there is some concern about that on this stretch; wondering if staff could talk about that a little bit further, about how we look at this corridor on Southdale Road going forward the next five and ten years.);* M. Feldberg, Manager III, Development Finance, responding that as this is just the introduction for the site, they still have quite a bit of review to undertake; advising that the Southdale Environmental Assessment is nearing completion at which time they would be able to identify what works are required on Southdale Road and the same could be said for the Bostwick corridor.
- Scott Allen, MHBC Planning, on behalf of York Developments – supplementing Ms. S. Wise’s presentation by briefly reviewing the design considerations that were utilized and influenced the development plans for 3080 Bostwick Road; responding to Councillor S. Turner’s comments, he will address the overall Master Plan concept first and then they will have further discussion on the other applications as they progress through the meetings; noting that David Yuhasz, from Zedd Architecture, will speak specifically providing an overview of the guiding design elements for both the Master Plan and the Draft Plan; advising that he will also review the design themes for the individual sites that will be discussed in the following meetings and they will endeavour to keep their presentations to approximately five minutes; advising that Ms. S. Wise, Senior Planner, has provided a relatively thorough description of the key components of the Master Plan for 3080 Bostwick Road so he will focus his summary more on the fundamental objectives of this Plan; encouraging greater housing choice in Southwest London, particularly high density residential forms to promote compact, transit supportive development; secondly to enhance the Activity Node at this location by offering a mix of development and recreational uses that would complement the City’s new Southwest Community Centre and to support neighbourhood connectivity by providing linkages to transit, the community centre and surrounding open space areas; indicating that, with respect to housing choice, a key design influence for the Master Plan is the High Density Residential designation applied to the site under the South West Area Plan (SWAP); advising that the project site, which is in red, encompasses all the land designated High Density Residential within the SWAP’s residential neighbourhood; indicating that it is important to note that there are relatively few undeveloped High Density Residential sites in the South West planning area; stating that, recently high rise permissions were removed Wonderland Economic corridor which is located immediately east of this neighbourhood; in light of this context, the design of the Master Plan emphasises High Rise Residential forms to help promote a broader mix of residential housing within the Bostwick community; pointing out that the Master Plan itself has been designed with several organizing elements to help achieve its project vision and guiding design objectives; illustrating the various components of the Master Plan including the location of the five residential blocks, the orientation of residential and commercial buildings within those blocks, the central park feature, the street network and the Thornicroft Drain channel which may accommodate ultimately a multi-use pathway; noting that he will not go into further details on these elements as Ms. S. Wise, Senior Planner, has presented some of that already in terms of the layout and further discussion will be had through the course of the following meetings; however, in conclusion, he would like to point out that a variety of recreational amenity areas are provided throughout the project site as illustrated in this conceptual landscape plan; additionally, pedestrian and cycle connections are planned to link this development and adjacent community centre and surrounding neighbourhoods; advising that Mr. D. Yuhasez, Zedd

Architecture, will provide an overview of the design considerations for both the Master Plan and the Draft Plan. (See attached presentation.)

- David Yuhasz, Zedd Architecture – indicating that Ms. S. Wise, Senior Planner, and Mr. S. Allen, MHBC Planning, have gone through the site, it is a little bit complicated in terms of what is being presented first and second; giving a very quick overview through the various sites and what is on each site from a Commercial/Residential point of view, some of the design decisions that they have been undertaking quite a bit of the massing diagram, studies for the site and this includes all the circulation, pedestrian, vehicular, below-grade parking and all those types of things; advising that they have a concentration that he believes they will speak to later in site five; noting that site five is the three storey commercial and the residential; pointing out that site one, which is basically two towers sitting on a five storey podium with a ground floor that is intended primarily for commercial, looking more towards a grocery store or food establishment for that; noting that he is not going to get into all of the statistics because you have them all before you; showing the site plan roof plan; showing the exterior parking ramping down to two levels of underground parking; indicating that site two is quite similar to site one in the sense that it also contains a podium as they are trying to tie the elevation on the street so it has some symmetry and you can see the podium at five storeys, the ground floor in this case, partial commercial but mostly residential as well; noting that there will be two levels of underground parking; advising that site six, a large site; thinking that there was a comment that they did not meet the parking requirements earlier and they have met the parking requirements with the redesign; advising that it is two towers, again, but it sits on a two level podium and has access for residential units basically off the street itself as opposed to internally through the building; providing a quick isometric view showing the two storey podiums, statistics which they can get into later and then they redesigned the parking to accommodate the requirements; site five, which is where they have done some concentration is obviously adjacent to the recreation centre; noting that the recreation centre is quite a large building, four to five storeys, roughly, in scale; indicating that the intent is that site five would be the first site developed and that would be with the three storey commercial building and the seventeen storey residential building with a very strong podium tying the two buildings together; getting into that later but trying to tie the relationship of the existing recreation centre and the stylistic approach contemporary that it is to this development that will carry on through the entire development as a theme with parking below. (See attached presentation.)
- Tom Brimson, 1015 Farnham Road – advising that this is on the northwest corner of Southdale Road and Farnham Road; advising that his concerns are very narrow; expressing concern with the exit onto Bostwick Road; believing that anybody who exits the development out Bostwick Road and wants to go to the city, would continue straight on through right up onto Farnham Road; indicating that he did a little test over the weekend and if he made a right onto Southdale Road and wanted to go to the corner of Viscount Road and Wonderland Road South, he would hit eight stop lights; indicating that if he went straight up Farnham Road he would hit about five speed bumps, one stop sign and one stop light, not counting the one on the corner of Viscount and Wonderland Road South; stating that, if they are going west, and they already have this problem, the traffic now is so heavy on Southdale Road, if you are heading to Byron, people are cutting up Farnham Road already; indicating that Farnham Road and Bradley Avenue have become a through-way for people going from Southdale Road to the main part of Byron; advising that he sees no reason why that would stop and it would be even worse with this development; stating that Farnham Road and that area between Viscount Road and Southdale Road is going to take them a very, very substantial increase in traffic; stating that he had the occasion to live on the corner of Wonderland Road and Oxford Street two years ago and he has visions of Wonderland Road and Southdale Road becoming the very

same as that intersection where, at any time of the day, you cannot go north of Wonderland Road without stopping on the bridge or the train tracks; advising that they had six twelve storey units where he was living, anywhere from eighty to one hundred apartments in each unit; noting that they had once entrance going out onto Capulet Lane and that did not seem to be a problem for moving traffic out of the area; suggesting that we look at closing the exit onto Bostwick Road; if you are coming out the other two exits, you are not going to go west when you are wanting to head north, you are going to go right to Wonderland Road South, it is much easier, but if you are on Bostwick Road, Farnham Road looks awfully inviting; advising that that is his major concern over the development is that one exit onto Bostwick Road and he thinks that is going to cause mayhem in traffic in the Westmount area.