

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – 1395 Riverbend Road (Z-8924)

- Mr. P. Yeoman, Director, Development Services - clarifying the recommendation that is before the Planning and Environment Committee, Ms. M. Zunti and the representatives from Sifton Properties Limited are going to be requesting a referral of this application at this time, there have been some challenges in details that have been provided related to this application late last week, she will speak to that but the recommendation will be coming back to the Committee along these lines with the changes that will be before the Committee.
- M. Zunti, Sifton Properties Limited – thanking staff for processing this application quite quickly, they really appreciate that; ironically, they are going to be requesting a deferral on this decision because something came to light about a week to ten days ago that they are going to be submitting a revision to the application; talking about that in a little more detail after their architect makes a presentation; advising that they held an informal public meeting with people in the neighbourhood on August 21, 2018, prior to this meeting because they wanted to get comments and concerns and as noted in Mr. L. Mottram, Senior Planner's, report, the primary issue that came up was the issue of the traffic on Shore Road, which they do not believe that they will be contributing to in any major amount; asking Mr. Richard Hammond from Cornerstone Architecture to provide the Committee with a brief overview of the proposed development and then she is going to speak to what they are going to look at in terms of changes so the Committee is aware of that but they still want to have the meeting proceed and then they can respond to any comments or concerns on this application; presuming there will be a second public meeting that will be required as part of their revisions that will be coming in; advising that they have recently been made aware that with new construction techniques, it would be possible to add some additional units to both the seniors apartment and the retirement suites so they will be revising the application to increase the number of units for both of those units and that will require a change to the density that is associated with the R-7; advising that they will not be requesting a change to any of the other special provisions, the height and the setbacks will all remain the same but because of how they are doing the construction and how the floors work and so on, they are actually going to be able to get another floor in there because the number of units would increase by approximately seventeen units for the apartment building and approximately twenty retirement suites; noting that she is not an architect so she cannot explain it; indicating that they will be coming back with a revised application just to change the density but not to change anything else in the proposed Zoning By-law.
- R. Hammond, Cornerstone Architecture – highlighting a couple of things to show the Planning and Environment Committee how they arrived at the current proposal; advising that they started with the overall Master Plan for West 5 that shows these two “L” shaped buildings here in this location and as they began the design process, they realized that that configuration was quite constraining for this type of use, it limits the amount of open space and also, because of the building mass along Shore Road has a significant impact on the street space so looking at all those factors together, they developed the “U” shaped plan that you have seen to accommodate the residential units in Phase 1 as apartments, Phase 2 as retirement homes so that they have more separation from one another; also, to open up more amenity space on the main floor and permit drop off on the site rather than on the street that would have been necessary under the original scheme; advising that, to do that, they have moved the dining room up to the top floor; noting that has a number of advantages including adding a little bit of interest to the profile of the building, making a lovely place for dining, the view should be great from there, you should be able to see the River to the

north and allow more circulation and amenity space at grade on the site; showing a 3-D model of the view looking from Shore Road, you can see the drop off area in front, the six storey wings on the side and you can just see the seventh storey dining room on the roof so they think that really adds some interest to the building and makes for better quality residential units on the first few floors and the dining space on the top floor; showing a view from Shore Road, showing the building set back as opposed to the original idea which would be set out all the way along to the street; showing some quick images from the shadow study; noting they compared the footprint from the original proposed configuration and the shadows that it would cast to the proposed design and the overall outline of the shadows are very similar but the shadows are lessened along the center of the site simply because that mass of the building, that higher proportion is back further; hoping that provides a little context. (See attached presentation.)