

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – Southern Portion of 3086 Tillmann Road (Z-8926)

- *(Councillor S. Turner inquiring about the rear lot reductions, which seems fairly minimal in the application, seeking relief, but when he takes a look at the schematic itself, it looks like the lot coverage itself is fairly significant; advising that he cannot recall in the report, it is probably covered but he is just missing it, how does that sit against the policy framework); C. Lowery, Planner II, responding that the proposal complies with all lot coverage requirements for the R-4 Zone and no special provisions were required or requested; (Councillor S. Turner indicating that it made note about some of the accommodations that would be required to reach the rear of the lot for amenity spaces and things like that, it sounds like it became problematic in getting there; wondering if there are any concerns or is this fairly normal access into that rear lot itself); C. Lowery, Planner II, responding that the requested 1.2 metre side yard setback is fairly standard for a development of this type and is actually very similar to the setbacks for the surrounding single family developments in the neighbourhood; (Councillor S. Turner discussing the notification provisions for the noise assessment component, talks about the owners or leasers, or whoever is renting it, if it was condominiums and they were owned, does that continue to be a provision for all subsequent owners or just the owner; imagining with renters it is easier to maintain that notification.); P. Yeoman, Director, Development Services, responding that any noise requirements would be captured in the condominium approval, it would be subject to clauses in the condominium declaration as well so they would capture it off there; (Councillor S. Turner asking for clarification, all subsequent owners, as owners in the condominium corporation would have that disclosure available to them.); G. Kotsifas, Managing Director, Development and Compliance Services and Chief Building Official responding that typically those types of agreements would be registered on the title within the condominium declaration.*
- L. Kirkness, Kirkness Consulting, on behalf of Westfield Village – asking for a referral back as it appears that about an hour ago, the two landowners were able to strike an agreement whereby they can work with that h-84 to consolidate the lands and they are basically doing a land swap to give effect to the kind of plan that you see on the screen except for the red lines and perhaps this goes to some of Councillor S. Turner's questions; apologizing but the two landowners have been talking but it was just an hour ago that they have been able to put pen to an agreement and this affects the land ownership pattern and therefore they would like; notwithstanding, they appreciate the support of the Planning division with their supportive recommendation, they need to go back and be able to bring forth new proposals based on the land swap so a lot of the work that has been done is not for naught, it is worthwhile, the noise study and all of that sort of thing but in order for them to have time to work through this consolidation and this land swap, they ask the Planning and Environment Committee to refer this matter back to staff; *(Councillor S. Turner thinking we probably have it addressed from Mr. L. Kirkness's delegation, his question was specifically on the nature of the negotiations between the two parties and he is not surprised to hear this at this point in time.)*
- M. Moussa, 155 Thornton Avenue – advising that he came with some questions for today but he thinks that Mr. L. Kirkness has answered that; thinking that it would not have been a good idea to orphan that land; indicating that it has been unkempt for a good eight years and to incentivize the landowner to consolidate with adjoining land owners is a good idea; expressing agreement with the referral.