

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.5 PUBLIC PARTICIPATION MEETING – Application – 1395 Riverbend Road – Application for Zoning By-law Amendment (Z-8924)

- Maureen Zunti, Sifton Properties Limited – expressing agreement with the staff recommendation; indicating that, as Mr. L. Mottram, Senior Planner, mentioned the only change that they are requesting from their original application to the revised application is the increase in the number of units; noting that there is no change in their request to any of the height permissions; stating that the revised number of units has been able to be accommodated because of advanced construction techniques so that the difference between floor heights is different than it was previously so the actual number of units is still accommodated within essentially the same building envelope that we had proposed before, there is just a very small difference in the seven storey wings but it is still within the permissions that they had requested and, as Mr. L. Mottram, Senior Planner, indicated, there is very little difference in terms of any shadowing; advising that there had been questions about where construction traffic was going to go and the construction traffic would be from the southerly part of the site, through the linkway boulevard and on Riverbend Road through the internal driveway at the rear of the site, there is no intention to use Shore Road for construction traffic; however, there may be one or two periods of time when there might need to be something specific but in general, there is no intention to use Shore Road for construction; advising that one of their architects is present so if there are any technical questions about the building design or the shadowing, he can answer the questions and he does have some graphics that could be shown but they would not be any different than what Mr. L. Mottram, Senior Planner, has provided because that is what they have provided to him.
- *(Councillor A. Hopkins asking to be reminded why the increase in height was changed.);* Ms. M. Zunti, Sifton Properties Limited, indicating that they did not change the increase in the height or do you mean from the original; *(Councillor A. Hopkins indicating yes, from the original.);* Ms. M. Zunti, Sifton Properties Limited, indicating what they had from the very beginning, the original master plan has always shown a retirement building and seniors building of five and six storeys, when they did the original calculation in terms of the number of metres per floor, the actual height of the floors is higher because the main floors are taller and then because of the reconfiguration of the buildings, the original master plan concept showed two “L” shaped buildings, one of them was closer to Shore Road than the other one along the side so the buildings were reconfigured to be more compact and to be pulling them away from Shore Road so that minimized the shadowing impact and the visual impact but then it brought the building height up to be able to accommodate the number of units, the building had always been intended to be at a smaller footprint so that went up a bit as well as the difference in the floor heights.