

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 462, 268, 470 and 472 Springbank Drive (OZ-8995)

- *(Councillor P. Squire indicating that the affordable housing part interests him; enquiring what is the average market rent that they are talking about for this building because you are saying that it is going to be ninety-five percent of average market rents and he would be interested in knowing how affordable indeed is this building.);* Mr. M. Tomazincic, Manager, Current Planning, asking to defer this question to his colleagues that are up in the gallery from the Housing Corporation; Mr. S. Giustizia, CEO, Housing Development Corporation, responding that the Councillor asked about the affordability of the units in this building, that would have to go to the developer, what they know is the affordability of market rents on new developments so they are making some assumptions based on both the proportionality on one, two and three bedroom units in the building so the bonus would be proportional to the one's, two's and three's; what they know is that right now their average market rent in this area has gone up in the course of the last couple of weeks, they got their new numbers, average market rent is now at \$879.00 he believes and in this area, the average rents right now are in the neighbourhood of \$896.00 and this would be for the southwest region in the Canada Mortgage and Housing Corporation numbers; indicating that they do not have the rents that will be asked of these units because it is subject to when the building is built so they go based on what they know the market is holding, new rentals for this kind of building, if they are talking about a one bedroom would likely be, right now, in the neighbourhood of \$1,300.00 but that is completely up to the development; *(Councillor P. Squire wondering if the applicant is here and if they can tell him what the average market rent of this building would be);* Mr. C. Kulchycki, Zelinka Priamo Ltd, representing Atlas, indicating that unfortunately he does not have the rental information for this development, that is beyond their scope as the planner; apologizing.
- *(Deputy Mayor J. Helmer being clear up that the agreement with the City is going to be that it is at the average market rent for the city and not for the building; wanting to clarify that.);* Mr. S. Giustizia, CEO, Housing Development Corporation, responding that they make average market rent using the CMA, city-wide and they use the Canada Mortgage and Housing Corporation (CMHC) figures so ninety-five percent of what is currently the CMHC average market rent which he believes is \$889.00.
- *(Councillor A. Hopkins confirming that they are talking about a one bedroom apartment unit.);* Mr. S. Giustizia, CEO, Housing Development Corporation, indicating that he used a one bedroom apartment only as an analogue; understanding that this is a building that has a mix of one's, two's and three's and the affordability would be based proportionately in a fair way, based on the structure of the one's, two's and three's in the building; *(Councillor A. Hopkins enquiring about the entrance to the building; noticing that there is an entrance off of Springbank Drive to the west side; she also knows that there is a school behind the building and there is an entrance as well off of Springbank Drive going along; curious to know if the building has access to the school and, if not, how is it going to be defined from the school to the apartment building.);* Mr. M. Tomazincic, Manager, Current Planning, responding that there is no intention to consolidate accesses through the school so the school will have its own and the apartment will have its own as well; through the site plan approval process, they will come up with fencing to demarcate the two land uses.
- Casey Kulchycki, Zelinka Priamo Ltd. – expressing appreciation to staff and to Mr. B. Turcotte, Housing Development Corporation, on helping them through the process and getting to this public meeting tonight; clarifying the last question to staff, along that property line they are proposing to have private terraces for the

townhouse dwellings which will be delineated with a masonry wall is the proposal right now and there will be no access from those terraces out onto the private laneway; relating to the Official Plan portion of this application, this site was previously designated High Density Residential until 2015 when an amendment to change it from High Density Residential to Office Area was approved by Council at the time; stating that the development that was proposed at the time fell through and they are now converting it back to its previous residential designation.