

PUBLIC PARTICIPATION MEETING COMMENTS

3.8 PUBLIC PARTICIPATION MEETING – Application – 1076 Gainsborough Road (Z-9035)

- *(Councillor J. Morgan – indicating that one of things that came up was height and it was mentioned that the applications for height of fifteen point five meters had to be initiated as part of the zoning; enquiring if there is a current height that is allowed on this particular development, and if so, what would that be.);* Mr. M. Tomazincic, Manager, Current Planning, indicating that he will look that information up; *(Councillor J. Morgan – indicating that we can proceed with the rest the presentations on as long as he gets the answer it at some point; noting that he doesn't want to slow things down but he knows that it is something that is important to a number the residents who are listening in.)*
- M. Doornbosch, Brock Development Group – indicating that she is the owner of the property and the applicant of this application before the Committee this evening; stating that they held a neighborhood meeting with regards to the proposal, back in May, to have the open discussion with the neighbors with regards to what they are proposing here and the overall layout for the property; noting that through those discussions she was able to determine that the majority of the concerns raised by the public related to the height of the building, the parking and trees and fencing, so just to kind of cover those items off because she anticipates that the Committee will be hearing some of those comments this evening; indicating that with respect to the height under the current BDC's that is on the property, there is a twelve meter high permission; indicating that they can accommodate a four story building within that height and she thinks that is what is really important for the Committee to understand, that under the twelve metres we can accommodate a four story building that would allow for 9.8 feet per floor and then that could be within the twelve metres; noting that with urban design requirements and contemporary architectural features and things like that, that is the reason for the request for the additional building height, so that they can accommodate all of those features on the building, offer higher ceiling heights, and in and with respect to mechanical equipment, and things like that, in the hallway; noting that this just allows them to provide a more complimentary design for the tenants of the building; stating that, otherwise without that, they can still under the current zoning of the top metres we can still accommodate the four storey building; indicating that with regards to parking there is a parking reduction as part of the zoning request, as with many mixed use buildings, that is a common occurrence as you have parking requirements for the residential as well as parking requirements for the commercial; stating that, in order to address that, they will be accommodating on-site, once the building is occupied, there will be a specific number of parking spaces set aside during business hours for the commercial units; indicating that the residential will be granted the thirty-two units will have thirty-two parking spaces during business hours and then the remaining twenty-three parking spaces, because there is fifty-five in total, the remaining twenty-three parking spaces during business hours will be specifically allocated for the commercial use; noting that the commercial, itself, is only thirty-two hundred square feet so the twenty-three parking spaces that will be allocated during those times are more than sufficient to accommodate that and as well there is on street parking on the north side of Gainsborough Road; stating that this is their solution and then those additional twenty-three parking spaces, after business hours, they will be available to tenants of the building and things like that so at least we know with the off peak times between the various uses there will be more than sufficient parking on-site; indicating that with regards to trees and fencing, they are proposing a fence around the perimeter of the property; stating that they have had discussions with the adjacent property owners in terms of what their preference is so they are still open to those discussions with them and will be reaching out to them through the site plan approval process to determine exactly what their preferences are; noting that sometimes people prefer existing vegetation as opposed to new

fencing and things like that; stating that they are absolutely open to a coordinating in that respect; indicating that, with regards to the staff report, they have no concerns with what has been proposed by staff and are fully supportive of the recommendation before the Committee; stating that if the Committee has any questions she would be happy to answer them and would also appreciate an opportunity to respond to the public if there are any concerns that come forward that she hasn't spoken to already.

- Joseph Beukeboom, 39 Prince of Wales Gate – indicating that he lives on the street adjacent to this property; stating that his main concern is the number of units and the amount of traffic; stating that Prince of Wales Gate is already used for a lot of people commuting in and out from London to avoid the left turn on from Hyde Park to Gainsborough; indicating that they already have a lot of people coming through the neighborhood at quite a high speed; stating that they do not have sidewalks on that street, it was built back before was part of the city; noting that there are a lot of small children that live on the streets, including his own, and five or six houses as well; stating that there are lots of kids walking right on the streets and he thinks that with this new building there is going to be a lot more traffic, especially considering that if you take Prince of Wales Gate coming north to Gainsborough Road, all you have to do is a right turn and then a right turn into the building; indicating that he thinks a lot of residents are going to avoid that left turn from Hyde Park on to Gainsborough Road and then another left turn into the building where they can just do two right turns and go right into the building so they will be using that street a lot more; indicating that he knows it is zoned for twelve metre height and it is going to be at least to a fifteen and a half metre height; enquiring whether it affects the number of residential units, does it actually increase the number of units or do the units stay the same; (*Councillor A. Hopkins – indicating that we can get back to him on that if he would like to continue.*); stating that his main concern is just the safety on Prince of Wales Gate as there are no traffic calming measures there now and even without the building there now they probably should have traffic calming measures or possibly the street needs a sidewalk built; noting that he sees a lot more traffic coming through with this proposed building and that is his main concern.

- K. Drzymala – indicating that she is here on behalf of her mom and dad that live at 14 Prince of Wales Gate and their concerns are exactly what the gentleman just said; stating that the height is definitely a concern as the building is going right in her parents' backyard; stating that they have privacy right now and they have lived there since 2000; indicating that there is going to be windows facing right into their backyard and the road coming into the building is going to be right in their backyard so the noise is a concern; stating that, with commercial, there will be kind of a nine to five type of ordeal and with residential it is going to be twenty-four seven; stating that traffic is definitely a concern; noting that she visits her parents every day, she lives not too far away, and her three year old daughter almost got hit a couple of months ago because there is no sidewalks on that street; indicating that she does walk her to daycare, which is across Gainsborough, and traffic is already pretty bad and their concern is the same thing, people in that building are going to go right, right into the building instead of the left hand turn from Hyde Park on to Gainsborough; stating that sometimes you wait about seven minutes to make that turn so it is definitely going to be easier to go that way and she really does not think there is going to be enough parking spots; indicating that their last concern is people parking in front of their house and the traffic that is going to add to, now we have cars parked in front of the house and then cars driving by.