

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – 1600/1622 Hyde Park Road and 1069 Gainsborough Road (Z-9067)

- Councillor Turner: If I might, through you, just a really quick question with respect to the difference between bonusing and a special policy area, a special provision within the BDC. Just to clarify, the BDC Zone itself doesn't allow for that density but the Main Street Commercial Corridor policies in the 89 Official Plan allow for the density of 150 units so we need to be able to create a special provision within the BDC zoning to allow for that density but the general Main Street Commercial policies allow for it as of right so we don't get into the area of bonusing, it seems.
- Barb Debbert, Senior Planner: Is it sufficient to confirm that you have correctly assessed the situation?
- Councillor Turner: I think that's fair enough, it is confusing on that front but I can appreciate the nuance to it so really, in this case, no bonusing required because as of right it is allowed but the zoning needs the special provision in order to allow for that density so the OP allows for it but the zone itself doesn't.
- Barb Debbert, Senior Planner: Just if I can, you are correct, if I can just expand on that briefly, the way the Zoning By-law is set up its not set up to pre-establish the heights and densities for the residential component of a mixed use development. They are intended to be reviewed on a site specific basis so that is what was done with this application and at the end of the day we concluded that eight storeys and 150 units per hectare was appropriate for this location.
- Councillor Turner: If I might, just one second question, recognizing the setback and the step back on Hyde Park as it is a Main Street Commercial Corridor, but the lower order of road at Gainsborough ends up just basically seeing a vertical wall on it, was there any consideration for step back from the façade on Gainsborough?
- Barb Debbert, Senior Planner: They are actually both arterial roads but in terms of the importance from a design perspective, Hyde Park Road is considered to be more important. We did talk to the applicant about extending the commercial component along the frontage of Gainsborough Road but there really didn't seem to be a market right now for that commercial frontage to extend so a design compromise that was made was to allow residential to the main floor. If you look at the, I don't know if you have got it on your screens, the main floor is differentiated along Gainsborough but not to the same extent as along the Hyde Park frontage.
- Councillor Turner: Thank you, I recognized in the report it talked about how those could be later converted to commercial if the need arose and that is why they were designed in that way. It was more just the kind of the blunt façade rather than the setback at the higher levels but I can appreciate that. Thank you.
- Councillor Cassidy: Councillor Hopkins.
- Councillor Hopkins: Thank you and through you Madam Chair, just a question around the parking, and in particular the retail parking, if you could just expand on the parking spaces and the, is there sufficient parking for retail or?
- Barb Debbert, Senior Planner: Yes, we believe based on our analysis that there is sufficient parking there. There are benefits to mixed use development in that the time of day demand for parking is different because you have people who are living in the units needing most of the parking in the evening hours, people working in the commercial components typically, you know, some will operate in the evening but a lot

of them will operate only during daytime hours so there are benefits to be achieved from the sharing of those parking spaces and as a base rate of one space per twenty square metres is fairly standard for an across the board rate for a commercial use.

- Councillor Cassidy: Any other technical questions? No. Thank you Ms. Debbert. Is the applicant here? Would you like to comment?
- Ben McCauley, Zelinka Priamo Limited: We have no further comments at this time but I am here to answer any questions you may have.
- Councillor Cassidy: Thank you. Ok. Are there any members of the public who would like to speak? You can state your name and you have five minutes.
- Robert Hewitt: I live in the area for my whole life. I really want to speak in favour of the development. I think it is a very positive thing for the Hyde Park community to have that development on that corner. That corner has been a bit of an eye sore for years and years, undeveloped, basically, used as a parking lot but now you are going to have a really good use there. Something that is going to add a lot of value to everyone in the area so I really want to emphasize support of that but what I am questioning is more due to the special provision aspect of this so I would just like some clarification as to what is actually being granted here, so the various aspects of the special provision that were displayed up there, residences on the main floor, the restaurant that, the size of parking, whatever, the height, the bonusing or I guess not bonusing but the amount of units that are allowed and all of the stuff. The special provision, actually, is it designed to actually override anything in the Zoning By-law that would be contrary to what is being granted here today? *(Councillor Cassidy: So the way that we do the public participation meetings is that you get all your questions out and then if there are any other questions from the public we, we keep track of them and then at the end staff answer all of the questions at one time.)*; Ok, I will keep going then; *(Councillor Cassidy: Go ahead.)*; Ok, so that is one aspect of it, and to speak to the integrity of the special provisions being granted, could it later somehow be interpreted, so the way it is being presented and the use that it is being granted for here today, could it somehow be interpreted later down the road, as the development changes, in a different way than what is actually being granted here? Could staff actually interpret it a way different than what is actually worded here? So if you look at where you go to Purpose and Effect here, does the purpose and effect clarify what is being granted here today or could it ever be interpreted in a way that the purpose and effect makes no sense? Or, you know what I am saying, it is really to the integrity of when something is granted in this way, is it really like a zoning right that cannot be changed after it is granted by Council? Would the special provision be granted in a way that, worded in a way or interpreted in a way that would make it impossible, so could it be granted for a height that is impossible or some sort of building aspect that is impossible when the special provisions being granted, it is assumed I would understand that that means that the City's in agreement with what's actually in the special provision. Meaning you would never grant a special provision for something that later on you would never allow. Those are my questions. Thank you.
- Councillor Cassidy: Thanks very much. Are there any other members of the public who would like to speak to this application?
- Jim Strong: I live and work in the area as well; *(Councillor Cassidy: Can you speak a little closer to the mic?)*; Ok, is that better? Alright, my name is Jim Strong, I live and work in the area, quite close actually and I just thought I would drop by and my comments just in that anyone I have talked to in the neighbourhood we are looking forward to it. We realize it is going to be some inconveniences over dust and noise and that sort of thing but the net benefit, I think, to the area is much greater and really looking forward to it being completed. Thank you.

- Councillor Cassidy: Wonderful. Thank you very much. Any other comments from the public on this particular application?