

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 260 Sarnia Road – (Z-9246)

- Councillor Squire: Thank you very much. Are there any technical questions from the Committee? There doesn't appear to be any technical questions so we are going to go to public participation. No calls. Alright. So we'll go to the, there are no telephone calls so we'll go to the committee room for public comment. Thank you very much. Thanks for coming. As I indicated to the previous speaker you'll be allowed five minutes for your presentation and go ahead.
- Thank you Councillor Squire and Committee members. My name is Laverne Kirkness Consulting and Strik Baldinelli Monez Planners and Engineers as it is now and I act for Ayman Shanaa, who is behind me at the back of the room should you have any questions but he is the owner and the proponent of this development. He has owned the property for approximately five years. So, Committee, you have a report and recommendation in front of you. Monica Wu presented to you and we agree with that report and agree with the draft by-law and hope that you'll take that to Council and recommend it but I just want to be clear that basically eight bed, eight units are proposed here. At the front it's two storeys, at the back it's three but it's a total of sixteen bedrooms. I just got a bit confused in the presentation as to twenty-four and eighteen but I want to assure you that it's, they're two bedroom units, they're specifically designed to be smaller with a kind of a household unit to be smaller, that's more manageable. We know that they are students that will likely occupy this. The proponent advises me that in the five years that he's owned the place, he's never needed more than two or three parking spaces in any semester of the University and it's because we're only within a kilometer, half a kilometer of, of the campus itself so people move here, want a place here because they don't have a vehicle and don't want one. David Yuhasz of Zedd Architecture, we feel, really did a great job here and I think we can attest to it because we, it did appear in front of the Urban Design Panel and they were pretty much favourably disposed towards it. They did make some suggestions about reducing pavement and increasing planting area, which we did implement on that final sketch by reducing the, the for example the aisle of six meters to the backyard is now 4.5. We did a lot of reports including stormwater management, sanitary capacity, archaeology, heritage impact, neighbourhood character, land use compatibility, urban design and planning justification so we have really addressed the policy framework and in particular the Near Campus Neighbourhoods which are a rough set of policies to kind of get through but we hope that you would agree that, with the staff report that this is appropriate intensification and meets the policy framework. We did try to deal with the four concerns from the circulation of the application to the public. I suspect that there were somewhere around fifty to seventy-five letters that went out to households in the neighbour, in the neighbourhood. We only got five replies back, four concerns, one in support but we feel that we have addressed those in our site design and our building design and I think the staff really agree and we really appreciate if we go to the very last sentence of their report, Mr. Chairman, I, I can't help but want to read it because I think that that's so true based on these unique attributes which Monica described in terms of the site design and building design features. A site specific amendment for residential intensification at this location is reasonable and serve as a positive and appropriate example for similar, similar locations along the or in the Near Campus neighbourhood areas. I think that stands pretty tall and I sure hope that you would agree with me but I'm here to answer any questions should you have any. Thanks.

- Councillor Squire: Thank you very much Mr. Kirkness. Any other public comments from the committee room? It doesn't appear so and we don't have any calls so what I would like to do now if there's no more input is to close the public participation meeting with regard to items 3.1 and 3.2.