

PUBLIC PARTICIPATION MEETING COMMENTS

3.9 PUBLIC PARTICIPATION MEETING – 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road

- Councillor Squire: Is there a staff presentation for this matter?
- Barb Debbert, Senior Planner: Thank you Mr. Chair. There is a slide show.
- Councillor Squire: We love our slide shows but go ahead. Thank you. Is the applicant present?
- Catharine Saunders, City Clerk: Mr. Chair.
- Ben McCauley, Zelinka Priamo Ltd.: Can you hear me?
- Councillor Squire: I can.
- Catharine Saunders, City Clerk: Mr. McCauley is here on behalf of the applicant,
- Councillor Squire: Thank you very much. Mr. McCauley go ahead.
- Ben McCauley, Zelinka Priamo Ltd.: Thank you. Again, good evening Mr. Chair and Committee Members. My name is Ben McCauley from Zelinka Priamo Ltd. and I am the agent representing the applicant, HLH Investment. I have just a brief comment. Initially there was an application on this entire block between North Routledge Park and Gainsborough Road which was ultimately split into two separate applications. A Zoning By-law Amendment application proceeded to Committee and Council early in 2020 as staff alluded to for the south side of this block for an identical proposal and construction has begun on that portion of the site; however, the north portion of the site, which is under consideration tonight, was handled separately primarily to address heritage comments and concerns. We are happy to share that we have come to an agreement with planning and heritage staff on how to best address the designated heritage structure on the site and we look forward to proceeding with the subsequent site plan approval application to facilitate the remainder of the construction of the full block that will truly transform this intersection. Thank you for your time and I'm happy to answer any questions.
- Councillor Squire: Thank you. Any technical questions for either staff or the applicant? Councillor Hopkins.
- Councillor Hopkins: Thank you Mr. Chair. Through you to staff, I think on the parking, just wondering, are we looking at 114 on-site parking and I just want to confirm the parking situation.
- Councillor Squire: Go ahead staff.
- Barb Debbert, Senior Planner: Through you Mr. Chair, the exact number of parking spaces escapes me but the parking rates that we are looking at are one space per unit for the residential component as well as for the commercial component a standard rate of one space for every twenty square meters of gross floor area for commercial space. The philosophy that was applied to the development to the south as well as this one is that because of the form of development we can expect some sharing of space to occur because we have obviously more intense requirements for residential parking in the evenings and overnight and then more intense requirements for commercial purposes during the day.

- Councillor Hopkins: Thank you. The question is, the surface parking is more shared with the commercial and then there's underground for residential. I just want to.
- Councillor Squire: Is that a question you are asking through me?
- Councillor Hopkins: Yes, I just want to make sure I'm reading the recommendation that way.
- Councillor Squire: Okay. Staff, can you just confirm that?
- Barb Debbert, Senior Planner: Yes, that would be correct.
- Councillor Squire: There you go. Any other technical questions only? Okay. Other public participation, there are no other public comments from what I understand so I need a motion to close the public participation meeting.