

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – 1 Commissioners Road East (O-9339/Z-9340)

- Councillor Hopkins: With that I would like to go to staff first for a brief presentation. Alanna Riley is the Planner. Alanna? Thank you, Ms. Riley. Any technical questions from the Committee? I see none. Oh. I do.
- Mayor Holder: Thank you Chair. To staff, did I read that, through here that there was some concerns wrote about methane gas on this property and if my understanding that that is correct, how is that intended to be dealt with?
- Councillor Hopkins: Miss Riley?
- Alanna Riley, Senior Planner: Sorry. The Solid Waste Division did reply to that and they just made the applicant aware of that there is methane gas and then through the site plan control, site plan approval process or the building, the building approval process, they will have to deal with it at that time.
- Mayor Holder: That doesn't cause a technical, from your perspective, your recommendation, that does not cause staff any concerns?
- Alanna Riley, Senior Planner: Through you Madam Chair not during this process as it was brought to Wastewater Division and they didn't pose forward any major concerns at the time, they just wanted to make the applicant aware.
- Councillor Hopkins: Mr. Mayor?
- Mayor Holder: Yes. Thank you very much. I appreciate that. Any concerns from a traffic study and I'm asking this form a technical review of this the site. I think I know the state fairly well in so far as it was, it's currently an insurance building amongst other property tenants on that site but I know some of the questions that, that were raised talk in terms of traffic as a result of this what's the impact on traffic as a result of this, of your recommendation of this proceeding?
- Councillor Hopkins: Miss Riley would you be able to answer that question on traffic?
- Alanna Riley, Senior Planner: Through you Madam Chair, Transportation Division didn't, didn't post any objections on this; however, I will defer to, I believe there is a member of Transportation here because this was a concern brought forward and if not another member of staff, staff is willing to answer it.
- Councillor Hopkins: Thank you. We'll just wait a moment to see if we can get someone to respond.
- Garfield Dales, Division Manager, Transportation Planning and Design: Hi Madam Chair. It's Garfield Dales from the Transportation Division. Happy to respond so yes certainly as this the proposal moves forward in terms of access design, that will be something we will look at, we will be looking at as part of the site plan that process as this is a busy area and we will be consistent with our access management guidelines looking at the proper treatment in terms of the entrance locations at design.
- Mayor Holder: Through you Chair to Mr. Dales, then if I can ask because I'm trying to understand this, I guess, based on the current situation which has obviously much less density in its current form when we gross that up significantly with the

recommendation that's here, which, by the way, the building looks great and I think in an underutilized corner of prime space that it's significant but I am exceptionally concerned about the issues around traffic cut throughs to businesses nearby and that's been cited, I think, in their concerns and may come up again and also cut through concerns on Highland Ave and so I'm just trying to get, site plan can fix a lot of sins it would appear but this is a very busy corner as it is and I'm mindful how we plan to accommodate as best we can the commercial and residential tenants in the area, residents in the area, as well as trying to balance out the increased traffic and you'll note that there was one parking space per tenant so they certainly anticipate cars being a key part of this. I'm just wondering how we've allowed for that knowing the corners' as busy as it is.

- Councillor Hopkins: Mr. Dales, I think the question is around other forms of transit, transportation to accommodate the intensity of this application. I don't know if you can answer that or if I can go back to.
- Garfield Dales, Division Manager, Transportation Planning and Design: Yes. Yes, through you Madam Chair, I can tackle maybe one part of that and then maybe my colleagues can in Planning around transit supportive type development but yes, certainly, as the Mayor has noted this is an important intersection, a busy intersection, so we will be looking at, consistent with our, our access management guidelines, the manner in which we do have entrance locations are provided and that will include looking at the, the traffic generated by the site, the existing entrance location at Highland Avenue which currently is a full access at this time. I also believe as part of the proposal there is discussions or requirements related to the adjacent property and an access arrangement as well so that those will be details that we will be looking at as part of the of the site plan. In terms of overall, in terms of traffic generated by the site or trips generated by the site we would be looking at a certain percentage of that activity to be accommodated through transit and through other means, active transportation, to help to reduce some of the traffic volume in that area.
- Councillor Hopkins: Thank you Mr. Dales. Mr. Mayor?
- Mayor Holder: Yeah. I think those are my questions for now. I appreciate the responses from staff just help me deal with the issue. I didn't hear how our transit planning was, was going to accommodate in part but I don't think this is a transit play quite frankly; notwithstanding the major intersection that it is. I think this is clearly an automobile play but primarily based on the parking spaces per resident but having said it I'll reserve to ask more questions but I appreciate staffs response so far.
- Councillor Hopkins: Thank you and just as a reminder to everyone this is just technical questions from staff. Councillor Hillier I see your hands up.
- Councillor Hillier: Thank you very much. Yes, to continue upon the Mayor's questions, it's, he actually asked most of mine. Mine is directly related to the southeast corner of the site. I'm quite familiar with the back, the easement and behind these buildings were accessing car dealerships and they are, they use Highland quite a lot and I'm very concerned about the southeast corner and the in and out of going into this new development and how much traffic is actually coming, if you do an overlay and showing where the easement is, you're accessing three different businesses and apartment building and I'm very concerned about the southeast corner. Is anything being done to address that corner because I myself know that's a blind corner coming around.
- Councillor Hopkins: This is the southeast corner of Commissioners and Wharncliffe?

- Councillor Hillier: No. The southeast corner of the development.
- Councillor Hopkins: Of the development.
- Councillor Hillier: Thank you.
- Councillor Hopkins: Thank you Councillor Hillier. If I could go to Ms. Riley.
- Alanna Riley, Senior Planner: Through you Madam Chair I believe that, it is not a, I believe this is a question for Transportation, if Transportation could respond to that. I just want to make note that during this planning process Transportation did not have any major concerns with moving forward with the Zoning By-law Amendment and they pushed that during the site plan approval process the further issues would be dealt with but I can relay to Mr. Garfield if he has any more information for you.
- Councillor Hopkins: Thank you. I would like to. Go ahead.
- Garfield Dales, Division Manager, Transportation Planning and Design: Sorry Madam Chair and through you, just to respond to the question, so certainly we will look at the sight lines and the operation associated with the, that entrance location that that would be part of the site plan process that we would be looking further at sort of that the design details related to that, that location.
- Councillor Hillier: Well thank you. The reason being is because I look at slide three of the staff presentation, it's showing in red coming off Commissioners Road, yes you can turn a right off Commissioners but if you're leaving the property you cannot turn left because of the median so you have to use the Highland entrance which means, I predict a majority of the residents of this complex will be using that entrance. That's my only concern.
- Councillor Hopkins: Thank you Councillor. We're right now on technical questions. Any further technical questions from anyone else of staff? Before we move on, maybe I can stay with staff and as you can see Committee Members we have a number of revised recommendations for by-law. If I can go to Ms. Riley she can outline the amendments that are before us as well while we are on technical questions. Ms. Riley?
- Alanna Riley, Senior Planner: Sorry. Through you Madam Chair I'm just bringing up those amendments. Sorry, I'm just bringing up those amendments. I apologize. The one amendment was to add the tenants agreements with regards to the affordable housing and that is in the recommendation in the by-law and then I'm just bring up the other revised one so I can relay the message appropriately and the other was, sorry it's just coming up on the screen, with regards to the rear yard setback. Through the discussions with our site plan approval staff the rear portion of the building on building one is not completely below grade therefore it's treated as a first storey so we had to amend the by-law to give that a one meter setback; however, anything above this four storey which is the full storeys of the buildings will be providing a four meter setback and those are the amendments, they are in the recommendation and the by-law.
- Councillor Hopkins: That's the two and only amendments that we're changing.
- Alanna Riley, Senior Planner: Yes.
- Councillor Hopkins: Thank you very much for that. Moving on, I'd like to go to the applicant. If you can come forward with your name please.

- Ben McCauley, Zelinka Priamo Ltd: Good afternoon Madam Chair. Can you hear me?
- Councillor Hopkins: Yes. I can.
- Ben McCauley, Zelinka Priamo Ltd: Excellent. My name is Ben McCauley, Planner from Zelinka Priamo Ltd. and representing the applicants. I'd first like to thank the abutting property owners Norquay Properties, Larlyn Property Management and AutoPoint Group for their written submissions and to acknowledge that we have reviewed and understand their comments around access arrangements particularly as it relates to the private laneway on the east side of the site and we are committed to working with these landowners to ensure that any updated joint use and maintenance agreements or any other necessary agreements are put in place through the subsequent site plan approval process. Otherwise I have reviewed the staff report and recommendations and we are agreeable. Thank you for your time and I'm here to answer any other questions if necessary.
- Councillor Hopkins: Thank you Mr. McCauley. If there are any technical questions from Committee Members? Yes Mr. Mayor.
- Mayor Holder: Yes. Thanks very much. I was glad to hear the comments about the interaction with the area commercial property holders in that area as well and it's important that that undertaking will take place. It's like site plan but I think this goes a little deeper and I think in my experience maybe just being old but being a better neighbor for all the reasons that it makes sense by doing things right the first time goes a long way so I thought that I'd applaud the applicant for doing this and that gives comfort to the area commercial folks and I would say frankly to the residential tenants in the area that it extends to them.
- Councillor Hopkins: Thank you. I'll now move on to the public. If there's anyone from the public that would like to speak to this application, please come forward. I'm going to ask one more time if there is anyone here from the public that would like to speak to this application please come forward. Just one moment.
- Heather Lysynski, Committee Clerk: Sean MacDougall, please.
- Councillor Hopkins: Mr. MacDougall?
- Sean MacDougall: I have no questions at this time.
- Councillor Hopkins: Okay. There's no one from the public then? Thank you and I'll ask one more time, if there's anyone else from the public that would like to speak? I see none. I will go to the Committee Members for a motion to close the public participation meeting.