

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – 978 Gainsborough Road (Z-9247)

- Councillor Hopkins: Committee Members I know there has been a request for a referral here, but I would like to proceed with the public participation meeting that we have on hand. We do have a, maybe, a staff presentation. If I can go to staff to proceed. Thank you, Ms. Riley. Any technical questions from Committee Members? Councillor Turner.
- Councillor Turner: Just a quick one. I think Ms. Riley might have mentioned it at the beginning but Mr. Froussios submitted a letter asking for a deferral and indicated that staff was supportive of that. Is, could I just get confirmation of that?
- Alanna Riley, Senior Planner: Through you Madam Chair staff is supportive of the deferral.
- Councillor Turner: Thank you.
- Councillor Hopkins: Thank you. I see no other technical questions. I will move on to the applicant.
- Harry Froussios, Zelinka Priamo Ltd.: Good evening, Madam Chair, Members of the Committee. It's Harry Froussios, Senior Associate with Zelinka Priamo Ltd. before you this evening on behalf of Highland Communities. Thank you for allowing me the opportunity to speak on behalf of my client this afternoon. I'll be brief. I just wanted to start off by thanking staff for their efforts. Unfortunately, we don't always agree with staff, with the recommendations. The recommendation before you is proof of that but we certainly recognize and appreciate their efforts in processing these applications, especially under the challenging times that we are still faced with over the last couple of years. The request for referral before you this evening is to allow more discussion with staff regarding a revised development proposal for the subject lands and includes some element of bonusing in exchange for community benefits such as affordable housing. As was mentioned, the site is currently designated in the 1989 Official Plan and is zoned to permit a high-rise apartment building up to fifty meters, approximately fifteen storeys high and a density of up to one hundred fifty units per hectare. Based on the City's desire for the creation of more affordable housing units in our community, our client saw this as an opportunity to increase the height and density permissions for these lands in exchange for affordable housing units as well as public daycare space and contributions for local park improvements. As we're all aware, the principle mechanism currently in place to secure affordable housing from the private development community is through bonusing of additional height and/or density beyond what the current OP Official Plan policies and zoning allow for and while our current, our client currently remains willing to provide these community benefits as part of the ultimate development scheme for these lands it should be noted that there is no requirement to provide any of these benefits under the current zoning permissions. We acknowledge and appreciate staff's efforts on this application. It was pointed out to us early in the process that the proposed height might not be supported and through subsequent back and forth discussions there was no indication that any level of intensification or bonusing could be supported and that it would ultimately be left up to Council to either support it or refer it back for more discussion; however, based on recent events and outcomes of a similar application that was brought forward by our firm we are hesitant to proceed with a PEC recommendation on that basis and feel that more discussions are warranted to give, prior to PEC providing a recommendation on this application. Notwithstanding staff's recommendation to refuse the current design, we believe there is merit in having more discussions with staff to come up with a revised design that would allow our client to

achieve some additional intensification that is in keeping with existing high rise built form in the area and still be able to provide the city with the community benefits that have been mentioned. I want to thank staff for taking the time over this past week to discuss this matter with us more thoroughly and agreed to work with us towards providing an appropriate development scheme and avoid what I believe is a missed opportunity to provide a benefit to both the city and our client. We are confident that a mutually agreed upon development proposal can be reached and we look forward to Planning Committee's referral of the application back to staff. Again, Madam Chair thank you for the time to present on behalf of our client and I'm able to answer any questions you may have. Thank you.

- Councillor Hopkins: Thank you and I would like to move on to Councillor Turner. Technical questions.
- Councillor Turner: Yes. Thank you, Madam Chair. Perhaps through you to Mr. Froussios it's my understanding that affordable housing could be incorporated into any building design and an applicant could work with the Housing Development Corporation to incorporate that. Why does that need to be in the context of bonusing?
- Harry Froussios, Zelinka Priamo Ltd.: Through you Madam Chair that, it's one of the mechanisms that is available to us right now to encourage affordable housing. I mean this development could have affordable housing regardless of the bonusing approach but it wasn't something that we have brought forward on behalf of this client or other clients as sort of an opportunity to be able to get more intensity on a property in exchange for the affordable housing units.
- Councillor Turner: Thank you.
- Councillor Hopkins: Councillor Turner.
- Councillor Turner: Okay. Thanks. That leads to the second question. There were two comments from Urban Design, one was with respect to private amenity space, it looks like that might be difficult to accomplish. I am not sure if Mr. McGuffin has an opportunity to comment on that. The second one was that pedestrian connection from the rear to the sidewalk to allow for those connectivity's instead of just to the parking lot. Are those things that can be accommodated or contemplated?
- Councillor Hopkins: Thank you. I see no other questions from Committee. I would like to go to the public if there's anyone here from the public that would like to make comments on this application. I would like to go to Committee Rooms 1 and 2. Please come forward, keeping your mask on and just if you can give us your name and address if you wish and you have up to five minutes. Please proceed.
- Paul Rachar, 1030 Coronation Drive: I don't represent the Board necessarily or anybody on the Board or others in the building but my unit looks directly over the proposed development and I look over that property and to me everything that they say that they want out of here and reduced spaces and stuff like that like I just and I look at their planned development and I say they are trying to shoe horn a size nine foot into a size six shoe basically. There's no room for this place and when they built that commercial development just off Gainsborough to the North I remember they hauled in a real large amount of granular fill before they built the building and they pushed all the water to the South and the property parcel that we're talking about is basically a swamp right now so I can imagine only that they'd have to haul in a bunch of more fill and that to build this structure, a super high structure. The drainage, this water, is it going to get pushed back onto our property now? What kind of access are they looking at to get to this place off of Coronation or wherever, off of Gainsborough I don't know how they get to it but in any event all of the setback concessions that the city might be considering to me I just can't see it. Thank you.

- Councillor Hopkins: Thank you sir and we did not get your name. If you could just come forward to the microphone again and state your name please.
- Paul Rachar: Paul R a c h a r.
- Councillor Hopkins: Thank you Mr. Rachar. Is there anyone else from the public that would like to make a comment on this application? I'll ask one more time if there's anyone else from the public that would like to make comments please come forward. I see none so I will go to the Committee to close the public participation meeting.