

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – 345 Sylvan Street (SPA21-112)

- Harry Froussios, Zelinka Priamo Ltd.: I'm here this afternoon on behalf of the Housing Development Corporation and we also have other members of our consulting team available to answer any technical questions. Sally Wang from EXP and Martha Berkvens from Ron Koudys Landscape Architects. I just want to thank staff and Mr. Maitland for his presentation this afternoon, for processing the application and for speaking to the comments that were made by members of the public. We agree, obviously, with the presentation and what's being brought forward this afternoon. Madam Chair, I have nothing else to add we're certainly able to answer any questions that the Committee may have of us. Thank you.
- Bruce Sworik: I'm kneeling down for you. Mr. Mayor, my name is Bruce Sworik. I'm representing my son who is a resident at 286 High Street and his wife and their young family. Two concerns, and these are directed to Mr. Maitland. I believe that there had been some contact with Alexander's work. On their home that they purchased just last year at 286 High Street which is a heritage home built in 1880, I believe it was. The city has lots of concerns with the property, of being a heritage home, which has always been followed throughout its ownership. They are actually only the third owner of this house in the last 160 years. Very concerned about keeping the visuals of the home but now the backyard, which they thought was a park, is now going to be a three storey, forty-two-unit residence and their biggest concerns are this, they have a brand new six-month-old baby and there is an inground pool in the backyard that pretty well goes right to the fence line that abuts the development site. They would like to see not a chain link fence because it does not offer privacy as far as visual privacy nor sound privacy from eighty-two units next door which could easily be eighty people, not too sure how many people would be living there but their suggestion is that they would like to see something much more substantial to protect the visual and sound barrier, maybe a wood or concrete or whatever type of fencing would be best to deliver that to them. Another concern that they have are the landscaping and the trees that are in that area or to be placed in that area. I think the landscape plan had for deciduous trees, they don't think that's very appropriate being that they have a very young child, a female that's six months old and an attractive wife that's about thirty. They would like to see something much more substantial there to offer them some privacy from third floor residents or right where their property backs into theirs proposed a garden area. Our suggestions are, in speaking with some landscapers, is to go to an evergreen type of tree at a minimum of an eight-foot height and then, eventually, in the next few years, that height would be increasing, and they would like to see those placed on the subject sites' development just because their backyard. The pool is quite close to the fence and they really don't have a lot of space to have any trees planted in addition to what they already have in their backyard so they're suggesting it would be nice to see a green wall of evergreens there for everybody's betterment and that would offer some form of twelve month greenery and help in the privacy situation as they continue to grow over the years from visual and sound impairments from their backyard. The city is always very careful on heritage homes and this one has been maintained and adhered to all the principles that the city has put out in protecting these properties and they would just like to see that continue into the backyard of this heritage home that has. When they walked into it, they thought it was a park and sure enough they found out it wasn't a park and the circumstances in real estate today, there isn't enough time to check and verify things when you see a property, unfortunately, you have to put an offer and that's what happened in their situation. Regardless, that's the opinion of the owners of that 286 High Street which immediately backs onto this property. Thank you for your time.