



SUMMARY OF PUBLIC MEETING HELD 29 MARCH 2018
Zoning By-law & Site Plan Control - 3443 INNES ROAD
(City File Nos. D02-02-17-0124 & D07-12-17-0169)
Chapel Hill Retirement Residence
2305 Page Road
6:30 p.m. – 9:00 p.m.

ATTENDEES:

City Staff: Shoma Murshid, Planner, Planning Services
Craig Hamilton, Co-op Planning Student, Planning Services
Francine Somerville, Program Manager, Business & Technical Support Services
Jessica Breckenridge, Community Consultation Specialist, Business & Technical Support Services

Proponents: Ryan Koolwine, Architect, Project1Studio
Adam Thomson, Principal Planner, Novatech
Danna See-Har, Assistant Planner, Novatech

Jessica Breckenridge moderated the meeting with the assistance of Francine Somerville.

CITY STAFF PRESENTATION

Shoma Murshid provided a summary of the Zoning By-law Amendment application and an outline of the applicable policy, zoning context and application status.

PROPONENTS' PRESENTATION – MAIN POINTS

Danna See-Har :

- Provided a summary of the proposed development and site context.
- The surrounding uses include a gas station, vacant lot, single-detached dwelling residential neighborhood, commercial properties.
- Innes Road is an arterial road designated as a Transit Priority Corridor; forms of transit receive preferential treatment along this road.
- The Official Plan intends for mid-range buildings in target areas, which is 6-9 storeys
- The subject property is designated as General Urban Area, which intends for a of residential, commercial and/or institutional uses.
- The subject property is being treated as a transition area, from medium to low-rise development along Innes Road.
- The proposed development is a 6-storey building with 9 commercial units at grade and 35 residential units occupying the remaining floors above.
- Hydro lines run along the front of the property, therefore parking for the commercial units is located along the front edge.
- To separate the commercial parking spaces from Innes Road, significant plant and masonry walls will be implemented as a buffer.



- Local Commercial (LC) zone with an exception to increase height has been requested as the site is currently zoned as Residential First Density, Subzone WW (R1WW).

Ryan Koolwine:

- The client hopes for the site to become a mixed-use site with an active commercial street, which will become an amenity to residents.
- The proposal tries to soften the streetscape with many planters, seating and other design elements.
- The top floor of the building has been setback to make the building appear shorter and seemingly reduce the massing.

PUBLIC QUESTIONS AND COMMENTS

The following is a summary of the questions and comments received during the Q & A portion of the meeting, organized by theme or Issue. The responses given are also provided.

Specific Concern/Question	Response/Action
Traffic, Parking and Roads	
This neighborhood is not conducive to walking; therefore the proposed commercial units create a concern about traffic impacts. Please look into the traffic impacts further	This comment has been acknowledged by the City will be taken into consideration.
Parking and traffic congestion (as a result of street parking on Pagé Road) are an issue in the area. How will adequate parking be considered on the site?	City By-law requires parking on-site. Currently, the proposal is exceeding parking requirement, as the Zoning By-law requires 60 parking spaces on-site for all the uses (35 residential parking spaces, 7 visitor parking spaces for the residential units, and 18 spaces for the commercial units) and the applicant is providing 70 parking spaces.
The intersection of Pagé Road and Innes Roads is already significantly congested. Allowing a development and introducing more vehicles will make the current issue worse.	The Traffic Impact Assessment has concluded there will be no impact to the intersection or traffic patterns. This comment has been acknowledged by the City will be taken into consideration.
Design and Construction	
Are the apartments above the commercial units going to be rentals?	Yes.
Will the proposed building be accessible?	Yes, the building code requires Barrier-Free Design and 15% of the units are to be accessible units.
Will the proposed building extend to the adjacent house fronting onto Pagé?	No.
Since there are residential properties in close proximity and Innes Road is already a source of noise, how will the proposal and its construction impact noise levels? Will noise barriers be implemented during construction?	The City ensures the noise by-law provisions are followed. The proposed building, once complete, will not emit noise but small trucks servicing commercial units are expected. Post-construction, the proposed building is to include noise mitigation measures such as a noise wall on the roof. The structure itself may mitigate some noise being produced on Innes Road.
The development seems to be close enough to adjacent properties that privacy concerns are an issue. The rear balconies and windows may overlook into surrounding properties.	Balconies face towards to north or the west and these should be setback far enough towards Pagé Road and Innes Road from those residential properties

What will the impact of the proposed building be on shade projected onto adjacent properties?	During the summer months when residents use their backyards most, there is to be no shadow cast on adjacent properties. In the fall, there is potential for a two-hour period of impact on a portion of the rear-yards of adjacent (to the west) properties in the early morning hours
Will light sources such as cars and parking lot lights project onto adjacent properties at night?	A double-boarded fence will surround the parking lot, mitigating for light to project onto neighboring properties from vehicles in the parking lot. The parking lot lighting fixtures adhere to city standards which ensure no light shall shine (0.5 foot candles) past the property line. Lighting on the proposed building will feature sharp cut-off fixtures to minimize potential lighting glare onto adjacent properties.
What will happen to the existing trees at the north of the property?	Any trees entirely on the subject site may be removed, but any off-site trees must be maintained. At this point, we are considering maintaining the healthiest tree on the site. Explanation was provided about tree by-laws and those trees which exist on the property line.
Economic Considerations	
Will the proposed building have affordable units?	Since the units are planned to be rental units, this is an option. The comment has been passed onto the proponent.
Will there be a cost-sharing agreement or financial impact to surrounding residents for any sanitary upgrades required in servicing the proposed development?	No, the developer will pay the development charges. The development charge helps pay for capital improvements. An explanation of development charges and their benefits for The City was given.
There is a concern that introducing rental units into the neighborhood will affect property values of the existing residential homes.	The City does not consider whether the units will be rental or condominiums as the applicant has a right to choose which option they will pursue. The development proposal in itself does not affect property values. There are many other criteria which The City understands to affect property values.
Nearby rental properties have had difficulties in finding renters. If there is a saturation of rental units, the proposed building may be left unoccupied.	This is a risk which is understood by the developer. The City does not conduct a market analysis on behalf of the developer/applicant.
Compatibility	
City documents state that incoming development should remain consistent with the surrounding context. There is little adjacent commercial and so there is a concern about the compatibility of this proposed development.	The proposed development may not directly reflect the surrounding uses as the area is developing and changing. In acknowledgement of the changing area, the applicant is has asked The City to review an application for Zoning By-law Amendment.
The requested zone would permit a height that is nearly double that of the currently permitted height.	This comment has been acknowledged by The City and will be taken into consideration.

NEXT STEPS

- City staff will provide the applicant with copies of all public comments received following this meeting for information purposes and consideration.
- Notice of The City's decision regarding the Zoning By-law Amendment and Site Plan Control application will be mailed to all those who provided comments to City staff and/or who requested in writing (incl. by e-mail) to be so notified.