

APPENDIX F – APPLICANT SPONSORED PUBLIC INFORMATION MEETING

Public Information Meeting – Meeting Minutes

January 11th, 2021 7:00 - 9:00 PM

Proposed Official Plan and Zoning By-law Amendments

105, 113 - 131 Garden Drive

2603848 and 2603849 Ontario Ltd c/o Revera Inc. & SmartCentres

File No. OPA 1617.46 and Z.1617.46, Ward 2

Presenters

Nolan Moss	SmartCentres
Bob Murphy	Murphy Architects
Bruce Hall	The Planning Partnerships
Carl Wong	HDR Inc.

Participants

- Approximately 33 residents
- Residents from Windermere condo, 214 Rebecca St, and 205 Lakeshore

Summary of Concerns

- Building mass – thought to be an overbuild of the property, with reference to the underlying land use planning permissions.
- Building design – concern regarding the proximity of certain building elements to their properties impacting them.
- Traffic – concerns regarding traffic in the area and along Garden Drive.
- Parking – concerned that there is inadequate parking and overflow will go into the neighbourhood.
- Noise/Odor – concern regarding noise from operation but also emergency vehicles.
- Property value – concern that their property value will be impacted by the proposal.

Q&A – Comments/ Concerns

Larry G. Green: We are not in favour of the proposed development. Several concerns including:

- When we first our bought our property at [REDACTED] Rebecca, we had a zoning for a memory care development + 16-unit townhouse development. The proposal was within scale and type of use that keeps with neighbourhood.
- Proposal is going to decimate current zoning by significantly increasing height/ density and overpower the neighbourhood.
- Existing zoning is more than adequate.
- This development was sprung to us just before Christmas. We want the Town to slow the process down, so we get adequate time to review.
- Parking provided is inadequate
- Greater study on traffic impacts should be undertaken

Also sent an email to Nolan that summarizes the concerns.

What is the timing of future public meetings?

Michelle Fraser: new residents of █████ Lakeshore.

Parking – how many are designated for visitors/ employees/ residents? Are the proposed number of parking spots a realistic number? Concerned about parking along the street.

Larry Green: Didn't address # of staff (e.g. medical, kitchen, management, etc.) parking. Timing of deliveries? We would like more information on parking and staffing.

Michelle Fraser: Has a light (shadow) study been complete?

Sandy Fraser: Size of the rooms (average sf)? Are most of these units designed for single or couples?

Will there be doctors/ nurses in building? Would like to have a better understanding of staffing model.

Norman Achen: Questions the traffic study

Debra C.: The land currently has two different zonings, can you walk us through the key pointers as it relates to setbacks- difference between what they are currently zoned for vs proposed?

Amenity space on rooftop – our building is 19.9% coverage, but you made a reference to 25% building coverage.

Helen: Live on unit at the corner of Garden Drive + Lakeshore. What is happening west of Windermere condo (between retail shop and Windermere condo)? Will it be landscaped?

What are the setbacks from my terrace?

Frank Hung: Mechanical room on the rooftop – what are you going to put on there? What kind of noise will it generate? What kind of standards will you be using?

Wesley: Feels the building is architecturally ugly (i.e. colour, design). It looks very industrial. What is the inspiration for the building design? Why is the building envelope designed the way it is?

Stephanie Green: Property values. Concerned proposal will decrease value of property.

Debra C.: Is there anything you can offer/ suggest that would depict the size of building to use as a reference point?

Anna Montalbano: How many retail units are there going to be?

Frank Hung: Where is the kitchen located? Will there be a lot of smells there?

Resident of █████ Rebecca: There has been no consultation with our 6-units. We are going to be the most impacted by the driveway entrance and garbage. Traffic report did not consider increase in traffic on Garden Drive.

Comments from the Chat

Dean: "... admittedly I thought Form and Character were open for commentary (I'm late on catching up to this proposal - I guess its more than Development Permit) .. btw as a heads up I support this USE - there

should be little to no debate on this (my view) .. BUT I think the site and any development proposal here requires adherence to high design standards - what I see so far is lacking (re. Form and Character) traffic studies are kinda hocus pocus (my view; it has 'some' value "but" relative) .. they require a lot of presumptive data .. admittedly vehicular use is time and context sensitive - not to mention city planning (traffic standards and public transportation etc) are key factors"