

Report Number Appendix J – Neighbourhood Public Meeting Notes (March 6, 2023)

Summary – Neighbourhood Meeting

At the Council meeting held on January 31, 2023, Council deferred their decision on this application to permit an additional neighbourhood meeting for the residents to review and discuss the proposal with the applicant. A meeting with residents was held on the evening of March 6th via MS Teams (meeting notes are included further below). While the meeting did allow for important dialogue between the applicant and the residents of Clover Avenue, it did not result in the applicant agreeing to changes to the proposed built-form or to the number of units. The applicant has, however, agreed to provide the following improvements to the proposed development:

- the addition of playground features/parkette area on the lands to the north of the street-fronting townhomes for local residents to enjoy;
- additional tree plantings on site and along Clover Avenue; and,
- the possible addition of two additional parking spaces associated with the stacked townhomes (to be reviewed through the Site Plan process should the OPA/ZBA applications be approved by Council).

The applicant did note that the total number of units has already reduced from 44 to 30 from the original application in response to earlier public consultation meetings. The applicant's opinion is that the proposed development meets provincial, regional, and local planning policy direction and that the proposal is appropriate for the lands. The applicant has proposed the above additional improvements to the site, which provide both visual and physical upgrades and address some of the local residents' concerns. These upgrades would be reviewed through a required future Site Plan Application for the lands.

15 Clover Avenue
Neighbourhood Meeting Notes

March 6, 2023

MS Teams

6:00pm-8:00pm

In Attendance:

Staff: Michael Campos

Developer Representatives: Dave Galbraith, IBI Group

Councillors: Councillor Hamilton and Councillor Reid

ITEMS

1. Introductions

Michael Campos completed introductions including for Councillor Hamilton and Councillor Reid who were in attendance, as well as the applicant Dave Galbraith. After an overview of the development proposal, the meeting proceeded directly into a roundtable discussion where residents were able to provide feedback/ask questions of Staff and the applicant/owners.

2. Round Table Discussion

Allan Ramsay was introduced and wanted more of a clarification from the developer on why this is being proposed and how it fits in with the local neighbourhood. Dave Galbraith explained the submissions previously submitted to the city and comments they have received to change some of the layout of the proposal.

Kolby Thomson-Latimer explained that the residents want to know why something so drastic on the other side of the street is acceptable and how 4-storey townhomes are compatible with the existing bungalow style neighbourhood. Dave explained that it is a marketed change from what is there currently. The planning framework that does apply to this site is encouraging a mix of housing types within the Region and the City through the Official Plan. This is in line with the direction in which the city is encouraging and in alignment with the direction of the Province.

Kolby explained that being far from the 401 that high density housing is not needed in this neighbourhood. Michael explained that the low/medium density areas is where

intensification projects are being proposed. Provincial and Regional policy is directing development to these areas, especially on underutilized lots that can accommodate these types of developments. Although this isn't close to the 401, it is within the urban area. Singles, semis, townhouses, and walk-up apartments are what they want to see in these areas. From a planning perspective this is not considered high density. It would be considered low/medium. City planning supports this type of development in these areas although it is a change for this neighbourhood, it is considered a reasonable development for the urban area and built-up area.

Marina Gobran raised a question about the forestry and how much of the trees would be cut down from this development. Michael explained that the applicant would be removing a total of 74 trees from the site and 48 trees will be preserved. They will also be replanting new trees with the development.

Kolby questions what alternatives the developer and owner of the property have considered with knowing how the residents feel about the existing proposal. Dave explains that the applicant is still looking to advance this plan. The applicant explains that they have been working on this plan for 7 years, changing the concept numerous times to meet guidelines and other proposals such as new roads being built and believes that with this concept, they are meeting the guidelines of the city's plan as well as the Provincial policies.

Ethan Latimer questions if other developments like this proposal have had the same issues with parking. Michael explains that the most common form of development applications are street fronting townhomes and stacked townhomes. There is a variation of them with some having the ground floor parking with 1 space per unit plus visitor. Ethan questions how 36 parking spaces would work. Michael explains that the street facing towns would each have 2 spaces that are private. Each stacked townhouse would have 1 parking space and a total of 9 visitor parking spaces. Michael explains that this site has the required amount of parking when looking at the zoning by-laws requirement for parking. Councilor Hamilton suggests removing some of the units to provide more parking to lessen parking on the street. Dave explains that they have tried to internalize the parking as much as possible but could consider allocating 3 of the visitor parking spaces for resident use as opposed to visitor.

Kolby explains that the residents would like to propose that the developer increase the front yard set back to meet the style of the homes already on Clover as the homes are far from the road to match the neighbourhood. Dave explains that the front yard setbacks vary from the types of towns that are proposed. If we were to implement that on the site, the outcome of that would not be any more beneficial to the site. Councilor Hamilton suggests different landscaping to take the visual aspect into account to keep the forested feel of the development, while helping to more subtly screen the buildings from the view of the road. Dave explains that it is something that could be considered.

Bill questions how staff can recommend a proposal with variances to what is considered. Michael explains that when we receive these applications, planning looks at whether these properties can accommodate the level of development being proposed. Planning looks at several different factors as part of the review. We try to find a balance between what is proposed and what is wanted by the public but also consider planning policy. We are looking at whether they are consistent with what the province wants, the region and our local planning policy for these types of properties. If it is consistent and is good planning and we feel the site can accommodate this development, we take that into consideration. Most applications submit requests to change the minimum provisions. Dependent on the design, there are necessary fluctuations from the minimum zoning provisions that may be required.

Kolby explains that the height of this development has not been considered. Dave explains that it will view like a 3.5 storey stacked townhouse as the parking is sunken in. He agrees that it is a change, but it is what is contemplated in this zone. Councillor Hamilton questions whether they can change the roof style to a flat roof so that it would reduce the overall height. Dave explains that the roof proposed is a flat roof.

3. Next Steps

Michael Campos explained the next steps in the application process. A conversation will be had with the applicant and owner after the neighbourhood meeting, and it will be up to them on whether they want to make any changes to their plans. If the decision is made to proceed with this proposal without changes, the staff report would not be changing.

Councillor Hamilton thanked everyone for participating in the meeting and for their comments and concerns expressed. Councillor Reid thanked everyone for participating in the meeting and thanked residents and city staff.