

Attachment #9

Public Meeting Minutes

PDP 07-24

Public Meetings Minutes
March 25, 2019 - 7:00 PM

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4. Planning and Development Department Report, PL 29-19
Re: Zoning By-law Amendment Application, 300 High Street, 2622974
Ontario Inc., File: DEV-05-19 (Z-03-19)

J. Malfara, Planner I, provided a PowerPoint presentation which included an overview of the application.

Mike Zavershnik and Joey Giaimo, representing High St. Manor at 300 High Street, provided an overview of the application.

The Chair opened the floor for comments from the public.

Cristal Diemer-Ewles and Mark Ewles, 303 High Street, raised concerns that the new development would result in additional traffic, add to congestion, and impact the existing neighbourhood. Ms. Diemer-Ewles stated that High Street had aging infrastructure and lacked curb space for vehicle parking. She stated that the area had ditches and culverts and that the development could create groundwater issues. She expressed concern that the construction would destroy mature trees on the property.

The Chair asked the proponent to comment on the concern related to mature trees on the property.

The proponent stated that the proposed building would be located in a clearing on the property. He stated that 3 small trees would be impacted by the development and that mature trees would not be destroyed.

Lesley Dath and Brian Heringer, 117 High Street, raised concerns that the 4-storey building would cast shadows into neighbour's backyards and create privacy issues. The neighbourhood used culverts, and they were concerned if the culverts would be able to handle drainage from the new development. Ms. Dath stated that development would add to parking issues and would cause congestion in the neighbourhood. She stated that the building would be within 12 feet from the street and that in her opinion would be too close. Mr. Heringer stated that the current zoning permits one building on the lot, whereas the proposed development was for two buildings. He stated that the maximum permitted lot coverage was 14 percent and the development proposed was at 21 percent. He also indicated that the development would result in congestion and traffic concerns.

Kerry Maxwell, 300 High Street, stated that the existing building had long-term tenants. She indicated that several tenants chose to live at the location due to its proximity to Fairview Lodge. She stated that the

building housed young families with children, nurses who worked at Fairview Lodge, and other tenants who chose to live there due to the building's proximity to services. She stated that an additional development in the same location would offer more people with an opportunity to enjoy the benefits of the location.

Hazel Holt, 300 High Street, stated that High Street was used for parking by people in the neighbourhood and tenants of the building. She indicated that visitors to the neighbourhood use on-street parking.

There were no further submissions from the public.