



Notes

151 Main St – Liaison Committee Meeting No. 2

January 14, 2021

Webex

6:00 p.m.

In Attendance: Councillor Jan Liggett, Melissa Campion, Nadia Koltun, Colette DeSousa, Kristen Barisdale

Staff: Elaine Brunn Shaw, Colin Westerhof, Jason Leach, Katelyn Clayton

Applicant: John Spina

Developer Representatives: Lindsay Chen, Petrina Cheung

Regrets: Deanne Friess, Manager of Development Planning, Adam Ripper, Project Engineer - Development

ITEMS

1. Introductions

Councillor Liggett welcomed everyone and advised she will be chair the meeting. Colin Westerhof introduced all the staff members present in the meeting. He then explained the rules and procedures for the virtual environment.

2. Development Proposal

Using PowerPoint presentation, C. Westerhof went over the proposal for 151 Main St. The applicant is proposing to construct a two storey addition to an existing four storey apartment building.

- The number units proposed to increase by 40 going from 78 units to 118.
- Density increasing from 250 residential units per hectare to 385 units per hectare
- No additional parking or amenity space is proposed. There are 67 spaces that are proposed to be provided due to this site's location in downtown and close to the future LRT.

Staff



- Need relief of 50 parking spaces

C. Westerhof acknowledged the concerns from neighbours that have been raised so far:

- Building materials
- Servicing Capacity
 - Engineering staff has commented that there is enough storm sewer capacity and sanitary servicing capacity for the additional units
 - If this application is approved the developer will need to submit a Functional Service Briefing with the Site Plan application
- Building appearance being consistent with the existing building on site
- Parking Survey
 - Parking Justification Report has been accepted by Transportation Engineering and has included recommendations for cash-in-lieu of parking spaces
- Amenity space requirements
- Affordable dwelling units
 - No affordable units are proposed
- Cooperation between applicant and condo board

J. Leach spoke about the Parking/ Parking Survey

Transportation Engineering has accepted the Parking Justification Report and proposed the following recommendations:

- Recommending the reduction of required parking based on the following Transportation Demand Management (TDM) measures
 - Provide 36 secure bicycle parking spaces
 - Parking is to be rented 'unbundled' from units at a separate cost per space
 - Provide information regarding transit routes in the lobby
 - 19 parking spaces not exempt and must be paid for through cash-in-lieu at a fee of \$10,00 per space
 - The money is to be used by the City to expand parking elsewhere

3. Discussion

Group members had asked whether the public would have any input in the site plan application. Elaine Brunn Shaw explained that the City can acknowledge that neighbours have been asked to be a part of the site plan process and include this in

Applicant



the recommendation report to go to Council.

A main concern for the group members is the parking for this addition. There are concerns that there are not enough parking spaces for the additional units and uncertainty of where the extra 36 bicycle parking spaces will be on the site. Jason Leach explained that there are no plans to construct car parking spaces for this building. The City has adequate parking within the City-owned lots downtown that can support the TDM measures spoken about in the presentation tonight. The City has 24 hour residential permits for some parking lots downtown. J. Leach explained that the \$190,000 the City is requesting as cash-in-lieu would be put into a fund for further expansion of parking downtown when it is necessary. Group members asked how the City ensures this cash-in-lieu is delivered prior to occupancy. E. Brunn Shaw explained that the specifics of the agreement will need to be worded and worked with Legal counsel.

The Regional LRT team has proposed a stop beside this location. Group members questioned whether a traffic study has been done on how the increase in people and cars will generate increased traffic. J. Leach explained that a traffic impact study wasn't necessary in this application. It would have to meet 70 trips in the peak hours and the study does not include the existing units, only the proposed units.

Group members asked how the current height study will have an impact on 151 Main St. E. Brunn Shaw explained that there is a steering committee that has been reviewing information and there are other studies going on as well. The City will provide future information to the public on how they all the studies and their recommendations work together. The current regulations in place apply to this development application. When the draft recommendations are complete, they will be sent out to the community before going to Council.

Group members shared their concerns on the common facilities that owners at 8 Harris St and 151 Main St share and how the additional units will impact the expenses for the owners. They explained that there will be 118 units and with the additional units, common expenses will increase and it will no longer be evenly distributed. Concerns were expressed that they haven't received any feedback on the impacts of the shared facilities from the applicant. Councillor Liggett explained to the applicant that it is important for the applicant to provide that information as this could be an issue on how Council will look at the application.

Councillor Liggett and E. Brunn Shaw thanked everyone for the time, participation and a successful meeting.



4. Next Steps

- Recommendation Report
 - o Scheduled for a special Council meeting in March 2021
 - o Report based on feedback from:
 - Public meeting
 - Councillor comments
 - Citizen Liaison Committee comments
 - Large neighbourhood meeting comments
 - Internal/external agency comments

Meeting adjourned at 7:10 p.m.