



Notes

55 Kerr Street – Neighbourhood Meeting

January 27, 2021

WebEx

7:00 p.m.

In Attendance: Councillor Jan Liggett, Evan Myshrall, Mark Snowdowne, Andrew Nikolaus, Erica Nikolaus, Donna Gelinias, Norm Gelinias, Karen Gordon, Brad McEwen, Adam Golikov, Danielle Drmay, Michelle Hogan, Albert Achmann, Ursula Achmann, Judy Major Girardin, Leslie Rud, Robert Mackenzie, Michelle Tasch, Sarah Chandler, Sharron Chandler, Joanne Threndyle, Carly Hills, Richard Thomas, David Thomson, Janaki Bandara, Peter Landry, Shobha Shinde, Ann High, Frances Seward, Joe Lancaster, Joan Bell, Dan Jeffares, Garth Parish, Heather Dearlove, Colin Telford, Peter Landry, Lew Vernon, Sudhir Shinde, Lisa Bouchard, Shelley Stone, Carl Becker, Steven Lockyer, Ryan Osborn, Susan Brown, Mary Margaret Laing, Wade Novak, Suzy Mitchell, Maresa MacAskill, Mark Burbidge, Stephanie Cormick

Staff: Matt Blevins, Deanne Friess, Katelyn Clayton, Jason Leach

Applicant:

Developer Representatives: Eldon Theodore, Celeste Salvagna, Johnathan Wiezel, Morteza Alabaf

Regrets: Adam Ripper, Lisa Hurley, Madison Turner, John MacKinnon, Jayne Herring, Susan Sparrow, Kevin Doyle, Luke Naggy, Joanne Lockston, Jennifer Van Damme, Paul Hoekstra, Laurie Banman, Barbra Ricard, Peter Osborn, Kimiko Clark, Rick Dickson, Kristine Dearlove

ITEMS

1. Introductions

Matt Blevins welcomed everyone to the meeting, presented ground rules and introduced the staff and the developer representatives

2. Development Proposal and changes

Using power point, Eldon Theodore presented the proposed development. E. Theodore

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explained that this is a follow-up to the previous open house and statutory public meeting.

E. Theodore explained the location of the site and the surrounding context. He explained that the original application included 30 and 24 storey buildings, 32 surface parking spaces and three levels of underground parking with 612 spaces. The plan proposed access off Kerr Street and Shade Street.

E. Theodore explained the revised proposal with two 18 storey buildings and a podium structure, 35 surface parking spaces and 410 underground parking spaces in two levels of underground parking. He showed the original proposal elevations and the proposed revised proposal elevations. E. Theodore explained that the first 4 storeys will have more of a residential look to relate to the streetscape and there will be an increase in internal amenity space. Mr. Theodore showed how access to light and protection for overlook will be provided for the residential across Shade Street. Some views of the proposed development were shown to the group. E. Theodore shared a visual impact height analysis comparing the proposed development with other tall buildings in the area and showed shadow study illustrations.

3. Roundtable Discussion

David Thomson asked about the number of parking spaces and no visitor parking spaces being provided and overflow parking.

Matthew Blevins clarified that the City Zoning By-law allows reductions in parking for this site which requires no visitor parking. E. Theodore explained that the proposed development meets the requirements of the Zoning By-law with respect to parking.

David Thomson asked about the floor to ceiling height.

Johnathan Wiesel explained that there is no change to the floor to ceiling height.

David Thomson asked about disabled allowance.

Johnathan Wiesel explained that there will be accessible units for people in wheelchairs and the proposal meets the City Zoning By-law for accessible parking.

David Thomson asked about landscape plantings

E. Theodore explained there will be plantings and trees on the site. There is a landscape plan including ground planting and active rooftop space.



David Thomson asked about whether there will be more apartments per floor.

Johnathan Weizel explained that there are more units in the lower levels

Carl Becker asked about type of apartments that will be offered between the different buildings.

E. Theodore explained there is no difference in unit types in the buildings, they will both have a combination of types of units (1 or more bedrooms).

Carl Becker asked about the groundbreaking target date and expressed issues with rodents and asked if the developer will be doing anything to help with the rodents after their habitat is disrupted.

E. Theodore stated that he can advise when they will be breaking ground when they progress.

E. Theodore explained that he cannot estimate timing until they have approval. He stated that if they get approval of the Official Plan and Zoning they would hope to construct in 2-3 years.

E. Theodore explained that any rodents would not be a problem as a result of development because they would be improving the site. Also, the western portion of the site will be dedicated for future trail purposes and this would allow for healthy habitat along Mill Creek.

E. Theodore advised that he will speak with staff to see if there is something that can be done about the rodents.

Matthew Blevins read some questions in the chat:

- Erica Nikolaus asked a question in the chat about posting the presentation online. M. Blevins explained that this could be done. Link to video: <https://youtu.be/L6lTxbF1x8>.
- Robert MacKenzie posed a question in the chat asked about whether units would be rental or condos. E. Theodore explained they are looking at the units being condominium.
- Joanne Threndyle asked a question in the chat about Councillor presence. M. Blevins explained that Councillor Liggett is in attendance and this is typical to invite the ward Councillor to a neighbourhood meeting.
- Erica Nikolaus asked about Airbnb. D. Friess explained that there are no specific controls with a condo owner renting out their unit whether they rent on a short term or long term basis. E. Theodore explained further that this can be controlled through a condo agreement if the owners choose.

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Sarah Chandler asked about the comparison of the densities to the other tall buildings in the neighbourhood and also asked if there will be any community give back (contributions to the neighbourhood).

E. Theodore stated he does not have the density comparison but he will work with staff to include those details with their resubmission. E. Theodore explained that the developer will be providing cash in lieu of parkland if the application is eventually approved.

Robert MacKenzie expressed thank you to the applicant for the redesign with a lower height. R. MacKenzie asked if there will be any changes to the on-street parking. J. Leach explained there is no proposed changes to the current on-street parking and some streets are limited to only parking on one side of the street and limits on overnight parking.

Robert MacKenzie asked about construction timelines and clarified 2-3 years for construction. J. Wiesel explained actual construction could take 2 years.

Joanne Threndyle expressed concerns with the height and traffic/parking. J. Threndyle asked where the entrance to the parking will be. E. Theodore explained that they expect purchasers to not be two car owners. If they need two cars they can purchase an additional space while other owners likely will not have a car. E. Theodore explained that a transportation study was submitted to the City with the application and there will be entrance points from both Shade and Kerr Streets. J. Threndyle expressed concern with the traffic in the area with this development.

Mary Laing expressed concerns with traffic on Shade St., McNaughton and Kerr St at busy times. E. Theodore and M. Blevins explained that the Transportation Impact Study is available on-line on the City website. He stated that the City reviews the study and evaluates. J. Leach explained that in the peak times there are approximately 200 vehicles over an hour. Not all cars come and go at the same time. The only improvements were at Dundas and Beverly where a roundabout will be built by the Region. No improvements at Kerr Street or Shade St. are needed.

Steven Lockyer asked when the transportation study was completed. E. Theodore explained the traffic study was completed May 2019 when the application was submitted.

Matthew Blevins addressed a question in the chat that asked about parking requirements and explained that one space per unit is required. He explained that the reason for this is to allow development which is less dependent on cars in an area where other forms of transportation are available and people can walk to amenities.

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Johnathan Wiezel answered a question in the chat about electrical car charging stations and explained there will be charging stations on the site which will be identified in the site plan submission if this application is eventually approved.

Michelle Hogan expressed concern the proposal size and shadows from the building. M. Blevins explained the planning framework and the purpose of an Official Plan and a Zoning By-law. M. Blevins explained that under the Planning Act there is an opportunity for land owners to apply to change the Official Plan designation and zoning on the property and there is a public process for input into this type of proposal. M. Hogan expressed concerns with the density and asked why not limit to 11 storeys. E. Theodore expressed that density is not evenly distributed on all properties but rather density is built on properties that can be redeveloped while other properties stay undeveloped. Therefore density is accommodated over the City by focusing on certain sites. M. Hogan stated that the former use on the site only had 135 employees.

Steven Lockyer expressed concern with the traffic on McNaughton with ice and speeding. J. Leach stated that the City can look at the concerns and asked for an email so they can look into the issues on McNaughton. S. Lockyer asked if the traffic study included surrounding streets. J. Leach explained that the traffic study does not look at cut through traffic or speeding.

Judy Major-Girardin thanked the developer for the changes and the decreased height but expressed concerns with the revised height. J. Major-Girardin asked if this project could be feasible with a further reduction in height and expressed that there does not seem to be give back to the community. E. Theodore explained that the plan has been worked on with the owner and the architect and stated that this is at the limit of what can be done in order for the development to be viable.

Adam Golikov asked about what will be done about damage to surrounding neighbourhood foundations during construction and asked about the previous experience of the developer with developments of this size. E. Theodore explained that the developer has had experience with developments of this size in the Toronto area. Link to developer's website: <https://www.ajlggroup.com/>. E. Theodore stated that foundations impacts will be managed through construction management.

Mary Laing asked who the contact is at the City for the traffic study. M. Blevins explained that questions can be sent to him and he will direct them and get a response. M. Laing asked about construction protections of Mill Creek. M. Blevins explained that the development is



reviewed by the Grand River Conservation Authority (GRCA) and will require a permit from the

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GRCA which will have stipulations about the construction if the application is eventually approved.

Ryan Osborn asked a question about how far the traffic study goes and asked if there is still room for negotiation to reduce to 8 storeys. E. Theodore explained that 8 storeys is not possible for viability and the developer feels this is as far as they can go. E. Theodore stated the report is online and the transportation planners follow a terms of reference. J. Leach commented that typically the major intersections in the immediate area are reviewed. This would include Beverly, Shade, Kerr, Wellington, Dundas and Main Street. R. Osborn asked about the timeline for the roundabout at Beverly and Dundas. J. Leach explained that this will be done by the Region with the Dundas St. construction but is unsure of the timing.

Shobha Shinde asked about the garbage disposal plan, fire drills and security on site. E. Theodore stated that they would have to follow Regional waste disposal guidelines and waste will be stored internal in the building. E. Theodore explained that fire drills would only be heard within the building and is part of health and safety. E. Theodore explained that security will be controlled on a maintenance level with the condo board. M. Blevins stated that clarified that this building would have private waste collection. Shobha Shinde expressed concerns with traffic and impact on the core area.

Heather Dearlove asked if there are opportunities to provide enhancements along Mill Creek and asked if a hydrogeological study has been completed for ground water. E. Theodore explained that a portion of land will be dedicated for a trail along the creek. The development will also provide money for enhancement of the vegetation along Mill Creek. Application is under review by the GRCA and they will require a permit from an ecological perspective from the GRCA if the application is eventually approved.

Karen Gordon asked about heritage assessments prior to building for surrounding buildings. E. Theodore stated that the developer will entertain this with an approval of this application as part of the construction program. K. Gordon if homes up on Oak St. would be evaluated. E. Theodore explained that they would retain expertise to determine the scope of impact and what properties should be evaluated. K. Gordon asked about how the underground parking will be done. J. Weizel explained that they will just excavate to the bedrock so blasting is not needed.

Robert MacKenzie asked how many of the current applications in the core are requesting increasing height or density. M. Blevins stated that there are four in the core and they are all requesting increases in height and/or density.

Steven Lockyer asked about the foundation for the parking garage and asked if a soil

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investigation was done for this site. E. Theodore explained that a geotechnical study was done to determine soil composition and bedrock. S. Lockyer asked if that information is available to the public. E. Theodore stated it is on the City website.

Matthew Blevins noted a question in the chat regarding affordable housing, contamination on the site and the other sites owned by the developer. E. Theodore stated there won't be any affordable units as defined but they are targeting more attainable price point for units. E. Theodore explained that a record of site condition has been issued and it is at a level of clean that they can work with. E. Theodore explained that the owner also owns the property on the north side of Kerr St. but no proposals have been submitted for that site. M. Blevins explained that if an application is received on other properties it would go through the same public process with notice and a sign posted on the property.

4. Next Steps

M. Blevins explained the next steps are for the applicant to submit a revised application. Then staff will form an opinion and draft a recommendation report to Council. M. Blevins stated that if anyone wants to be added to the mailing list to be notified of a future report to Council with a recommendation they can send him an email with their contact information. M. Blevins explained that when this application comes to Council there is an opportunity anyone to request to delegate to Council.

Matthew Blevins expressed his thanks to everyone for attending the meeting and voicing their concerns. Councillor Liggett stated that she is happy there were so many people involved and that Council tries to achieve a balance for the community and in their decisions. Councillor Liggett asked to be copied in any questions/comments sent to the City.

M. Blevins noted that several people asked about other projects the developer had worked on. E. Theodore stated he will share a package which can be posted on the City website.

M. Blevins thanked everyone for their time and advised that there is information on the City website and when the City receives a resubmission it will also be posted on the City website.

Meeting adjourned at 9:17pm