

Creek Village Inc.

UHHOPA-15-017

(PED 15201)

71, 75 & 77 Leland Street

February 16, 2016



REQUEST FOR DEFERRAL:

“Respectfully request that Planning Committee **DEFER** this application to March 1st to allow Developer to work with Councilor Aidan Johnson’s office and meet with the Ainslie Wood Community Association (AWCA) to try and address their concerns.”

Deferral does not impact March 21st OMB Prehearing. Could result in “settlement hearing”.

If request for DEFERRAL is denied by Planning Committee, request the Staff Recommendations be Approved.

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SUPPORT STAFF RECOMMENDATION ON UHOP AMENDMENT:

- (a) “That the draft Urban Official Plan Amendment be adopted by City Council.
- (b) That the City Solicitor be directed to explore settlement options for the appeals of the related Zoning By-law Amendment and Official Plan Amendment (OMB File PL 150378), and report back to Council for instructions on the appeals.”

AINSLIE WOOD WESTDALE COMMUNITY ASSOCIATION (AWWCA) SUPPORTS APPLICATION :

- AWWCA have submitted 3 letters of support from:
 - Ira Rosen, President AWWCA
 - Dr. Jay Parlar, President AWWCA
 - Vinnie Walsh, Past-President AWWCA
- Ainslie Wood Community Association is opposed.

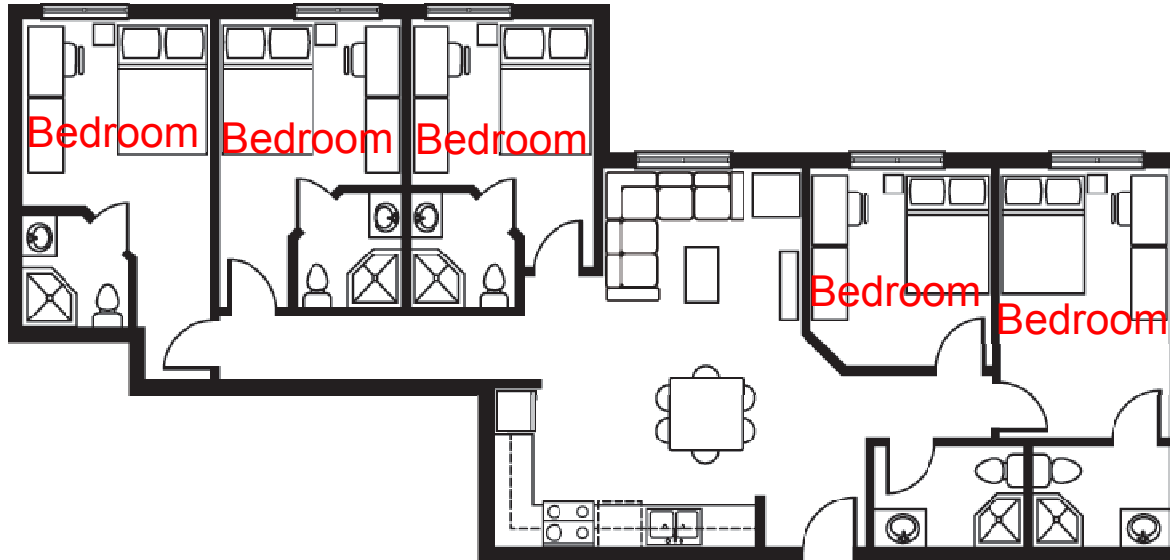
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AS-OF-RIGHT ZONING “DE-3/S-1522” (MULTIPLE DWELLING) DISTRICT PERMITS:

- Townhouses and
- 5 Storey apartment building at a density of 49 UPH

Developer could develop a 5 storey, 24 unit apartment building with 5 bedrooms / unit = 120 residents

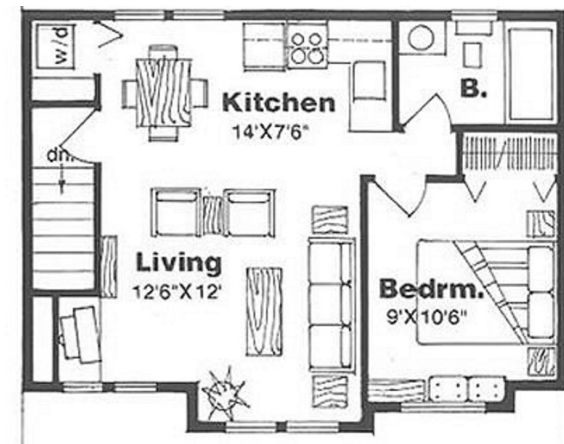


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APPLICATION IS TO ALLOW 5 STOREY, 124 UNIT APARTMENT BUILDING (134 residents):

- 109 bachelor units (less than 500 sq. ft.)
- 5 one bedroom units
- 10 two bedroom units

This unit mix was requested by AWWCA to provide greater variety to attract other potential occupants, such as graduate students, married couples, and young professionals.



PARKING:

- As-of-right development (120 occupants) w 30 parking spaces
- Developer proposing (134 occupants) w 50 parking spaces

Parking Study Submitted and Supported by Staff:

- (1) - City has approved a reduction in parking for units having an area of less than 50 sq.m. (540 sq.ft.)
 - Equates to 50 spaces required for this development
- (2) - McMaster University Transportation Tomorrow Survey indicates that 1 car for every 2.91 students
 - Equates to 45 spaces required
- (3) - Trend is 1 car for every 4.4 students.
 - Equates to 30 spaces required.

PROPOSED CONCEPT PLAN PRESENTED AT NEIGHBOURHOOD MEETING *(December 14 2015)*



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WARD AVENUE RESIDENTS:

- Concern with impacts to quiet enjoyment of rear yards
- Developer agrees to review fencing, landscaping, lighting with residents as part of Site Plan process
- Letter sent to Mr. & Ms. Risidore to confirm



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CONCLUSIONS:

- Proposed development may not be occupied by students or may transition to young professionals after graduation.
- Proposed application allows Developer to better manage the apartment building.
- As-of-right 24 (5-bedroom) apartments will undoubtedly be occupied by students.



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