

Summary of Public Comments Received

Comment Received (Concerns)	Staff Response
<p>Height</p> <p>Concern that the height of the building will not be in keeping with the character of abutting properties.</p>	<p>The context of the area includes a mix of building scales including low, mid and high rise built forms. The proposed development is appropriately separated and stepped back from the low rise neighbourhood to the south and includes adequate setbacks from the adjacent low rise buildings to the east.</p>
<p>Traffic</p> <p>Concern that the number of units and the number of vehicles would result in traffic impacts and traffic safety concerns.</p>	<p>A Transportation Impact Study was submitted as part of the applications and was reviewed and approved by Transportation Planning staff.</p>
<p>Construction Impacts</p> <p>The construction impacts the proposed development would have on the area.</p>	<p>The proposed development will be required to undertake a Construction Management Plan as part of the Site Plan Control application to mitigate construction impacts.</p>
<p>Shadow Impacts</p> <p>Concern that the proposed development would create sun shadow impacts on adjacent lands.</p>	<p>A Sun Shadow Study was submitted in support of the application and demonstrated that appropriate sun access will be maintained for the adjacent lands in accordance with City guidelines.</p>
<p>Tree Impact</p> <p>Concern that the proposed development would result in impact on trees on adjacent properties.</p>	<p>A Tree Management Plan was submitted as part of the applications, which did identify trees on adjacent lands that would be impacted. A condition of the Holding Provision requires the applicant to received written authorization from adjacent landowners to remove or adversely impact trees on adjacent properties or submit a revised Tree Management Plan demonstrating how the trees on adjacent lands will be protected.</p>

Comment Received (Concerns)	Staff Response
<p>Stepback Requirement</p> <p>Concern with the proposed stepback of the tower from the lands to the north.</p>	<p>The initial application proposed a stepback of 3.0 metres from the northerly lot line. The revised proposal increased the setback of the tower from the northerly lot line to 9.5 metres, which along with the existing 3.6 metres alleyway will ensure that a 13.1 metres setback will be maintained between the proposed tower and the lands to the north.</p>
<p>Property Values</p> <p>Concerns were raised with the impact the development would have on their property value.</p>	<p>Staff are not aware of any supporting information or any empirical data with respect to a decrease in property values.</p>