

2020-08-11 Jeremy Skinner Delegation re. AVHA Appleby Village Petition

Slide 1: Neighbourhood Petition to the City regarding proposed Appleby Village Residential Condo-Tower Application Settlement

Good morning.

My Name is Jeremy Skinner.

I am delegating in support of a Neighbourhood Petition which is before you regarding the Appleby Village Plaza development application.

The application is for the erection of three residential condominium apartment towers with heights with one at 9-storeys and two at 12-storeys to accommodate approximately 300 households with their vehicles stored underneath.

The application was initially submitted to the City in 2014 and is currently before LPAT over desired amendments to the Official Plan and Zoning By-Law.

Slide 2: We seek to simplify the decision as to What is Good Enough to settle

I represent 61 of an original 73 Registered Participants who border or reside near Appleby Village Plaza as 12 are no longer involved.

Breaking News Update: The developer provided a high-level presentation of the latest version of plan with which settlement is being sought from the City. 10 of us out of the 61 invited were able to attend the hastily scheduled ZOOM meeting last night. A special thank you to Councillor Sharman and City Solicitor Hurley for enabling this meeting to occur.

We know that changes are coming, and that the proposed residential development will be built.

However, we considered the question:

what if we were to put our heads together and perhaps, we could create and promote a win-win for the developer, the City and for us in terms of influencing the development design as to our neighbourhood context.

The results were documented in a set of 8 conditions in the form of a proposal letter which was sent to the Registered Parties on the 8th of July 2018.

We hope that you will consider them as part of your overall decision on this development application.

Your agreement to do so will permit us to Withdraw Our Opposition to the Proposed Development.

Slide 3: The Eight Neighbourhood-Specific Conditions vs City-Wide Conditions

These eight neighbourhood-specific conditions were designed to:

- minimize the proposed development impact on bordering residential properties; and
- improve the safety and ease of pedestrian access to the plaza.

Compliance to most of the requirements were weighted as “Desirable” with only three weighted as “Required”.

We would accept justification based upon sound planning principles, policies, or guidelines in place of compliance should it be deemed unachievable.

All other development matters were left to the Parties to resolve. We do not aspire to be development planners. However, we know what we want for our neighbourhood.

I will attempt to distill each of them so that you may appreciate their value from our neighbourhood perspective.

Slide 4: Condition 1: REQUIRED - Location of Building Heights on the 6.6-hectare Plaza Site.

Any proposed building WILL be contained within the intersections of 45-degree angular planes as established by the bordering stable residential neighbourhoods.

The challenge with a Building's Height relates to its' compatibility with the surrounding context.

Buildings which loom over bordering residential neighbourhood properties tend to reduce the amount of available sunlight and introduces privacy concerns on the use of our properties.

Developer desired building heights can be made compatible by;

- moving the proposed built form towards the centre of the site and thus away from the Property Lines which edge the site; and
- by sculpting the built form using step-backs so that the building face at higher heights may comply and to provide a more pleasant pedestrian experience at ground level.

Update: Compliance with exception for Building 3 as it faces Timber Lane. Justification offered Compatible Transition does not apply to bordering Mid-Rise or Tall Tower residences. Pinedale Estates is the bordering property is configured with 12 storey condominium apartment towers.

Slide 5: Condition 2. DESIRED - Conforms to Tall Building Guidelines

The original 2014 development application predated the City's Tall Building Guidelines adopted in 2017. The residents sought the following as most important:

- tower height and its location on the building base are to provide a gradual and appropriate transition in height which is to be reflected on all buildings in the development;
- the tower portion should be slender and should not exceed 750 square metres, excluding balconies; and
- the built form should not result in adverse wind effects at the street level.

Update: This Condition was not specifically discussed but appears to be in compliance.

Slide 6: Condition 3. REQUIRED - Restrictions on New Building Uses.

Bordering residents did not wish to face retail, commercial or outdoor entertainment venues which may generate noise after normal plaza business hours.

They also did not want any drive-throughs on the development site.

Update: Condition complied. Only residential faces bordering residential properties.

Slide 7: Condition 4. DESIRED - Pedestrian Activated Traffic Signal at Pinedale and Timber Lane

This is a pedestrian safety concern. Some vehicular drivers do not obey the existing all-way stop signs. We also should anticipate increased use of mobility devices seeking the Plaza as the neighbourhood demographics shifts more to the elderly.

Update: It was suggested that this condition be deferred to Site Plan negotiations and is a City matter to consider.

Slide 8: Condition 5. DESIRED - Improving Pedestrian access to the plaza.

These are pedestrian safety issues, especially for those who are dependent upon the use of mobility devices, walkers, carts, or strollers.

- **Pinedale Ave Egress.**

A suitable sidewalk has since been installed to finish this point of plaza egress.

- **Timber Lane & New St.**

Paving stones over an uneven garden surface does not make for a safe plaza egress for pedestrians.

Slide 9: Condition 5. continued.

These are pedestrian safety issues, as pedestrians currently share a vehicle lane to gain plaza egress from Timber Lane. Where are the sidewalks?

Update: It was suggested that this decision be deferred to Site Plan negotiations.

Slide 10: Condition 6. DESIRED - Snow storage backstops to prevent melt on City sidewalks

This is a pedestrian safety issue especially should 25% of the plaza surrounding green-space setbacks be repurposed by the proposed development.

Update: It was suggested that this condition be deferred to Site Plan negotiations.

Slide 11: Condition 7. DESIRED - Traffic Calming on Pinedale Ave. and Timber Lane

by psychologically narrowing streets by planting trees on City boulevards and by painting bike lanes on street surfaces.

Update: It was suggested that this condition be deferred to Site Plan negotiations and is a City matter to consider.

Slide 12: Condition 8. REQUIRED - Fortinos' Sound Abatement Wall

designed to insulate bordering Glenvic Mews residences from sounds emanating from Fortinos mechanicals and servicing delivery trucks.

The wall was reinforced during the summer of 2018 and has not failed since.

Update: This condition was considered as being satisfied.

Slide 13: Our residents are striving for a more Compatible and Complete Community.

The Appleby Village Plaza is a welcomed community asset to our neighbourhoods and offers a wide assortment of retail products and commercial services.

It was thought that by adopting these eight conditions, the development would be more respectful of the neighbourhood context and would enhance safety and ease to pedestrians seeking plaza egress.

Together, we can and will build a better and more compatible and complete community.

Do we have your commitment so that we may withdraw our objections to this development?

The Registered Participants and the broader neighbourhood residents thank you for your time, understanding and support.

Slide 14: I welcome your questions.