

1744 NORMAN AVENUE – A GENERAL REVIEW

ITEMS OF INTEREST	COMMENTS
<p>1. Storm Water Management (SWM): At the Open House, neighbours spoke about the subject property as a largely vacant lot with uncontrolled storm water flowing from the lot over their adjacent properties.</p>	<p>Storm Water Management (SWM) site servicing plan has been designed by RC Spencer Engineering, a reputable local engineer. Public Works will be approving the SWM plan and site servicing plans for a building permit.</p> <p>The SWM plan will ensure all storm water on the property is removed and will no longer shed onto the adjacent properties.</p>
<p>2. Parking: Neighbours at the Open House raised the issue of congested street parking should there not be sufficient parking on site.</p>	<p>The number of units in the building was reduced from the original proposed 12 residential units to 9 residential units in the building.</p> <p>Parking for the 9 unit building has been provided in compliance with the bylaw at 1.25 sp/unit for a total of 12 parking spaces: 9 sp for the units (2 Barrier Free); and 3 visitor parking spaces.</p> <p>12 parking spaces are easily accommodated in the rear and will not require parking relief.</p>
<p>3. Trees: there are significant trees on site, the question was raised by staff whether some can be saved.</p>	<p>There are 3 significant trees at the rear of the property that will be preserved so they can continue to provide shade and privacy for neighbours and the property owner.</p> <p>Extensive landscaping will also be added to the site to provide for privacy, shade, and buffering for the neighbours.</p>
<p>4. Front yard depth: The building will be set at the established building line (4.9m) rather than 6m.</p>	<p>The neighbourhood residences are between 20 to 80 years old and have been built at different setbacks. Front Yard Setbacks vary and have been established through the years:</p> <ul style="list-style-type: none"> • 1732 Norman - 3.0 m setback (no porch, front face); • 1738 Norman - 4.0 m setback (small stoop); • 1744 Norman - 4.9 m setback; • 1752 Norman - 6.0 m setback (no porch, front face of bldg) <p>As a historically existing neighbourhood, the requested reduction of the front yard setback at 4.9 m is in keeping with the existing neighbourhood residences and character.</p>
<p>5. Alternative style and tenure.</p>	<p>The alternative housing style and tenure will support the aging in place initiative of the City by providing housing for some neighbours to stay within their existing, familiar neighbourhood.</p>
<p>6. Neighbourhood Density Comparison: Polonia Park</p>	<p>Adjacent to the property is the Polonia Apartments, a group of 41 buildings with 2.5 to 3.5 storey of residential multi-unit buildings with 342 units over approximately 3.5 ha area. The existing development results in a gross density of approximately 97 units/ha.</p> <p>1744 Norman proposes a 2.5 storey residential multi-unit building with 9 units over 0.15 ha area. The proposed development will result in a gross density of approximately 60 units/ha.</p>

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7. Alternative Housing Styles: density with townhouses or singles and ADU	<p>As an alternative housing style to the multi-unit bldg, a 2.5 storey (3 floors), 3 unit townhouse with each unit having an additional 2 ADU's per unit for a total of 9 unit building would fit on the property. 3 unit townhouse, each with 2 ADU's for a total of 9 units will only require 3 parking spaces. This will create a parking conflict as identified by the neighbours during the Open House.</p> <p>The proposed 6 new lots at the Kinsmen Park could potentially 'build as right' 1 dwelling per lot with 2 ADU's for a total of 27 potential dwellings over a total of 2,430m² or 90m² lot area per dwelling unit. For 1744 Norman and 9 dwelling units on 1,494m², the ratio would be 166m² lot area per dwelling unit. There would only have to be 6 parking spaces for each residential unit.</p> <p>With the multi-unit building design as proposed, the 9 unit building requires 12 parking spaces, resulting in more parking accommodated on site for the residents and eliminate neighbourhood concerns.</p>
8. Traffic Study:	<p>"Upon completion of the traffic study, it was concluded that the addition of site generated traffic will have a nominal impact on Norman Road (approximately one additional vehicle every 12 to 15 minutes in each respective peak hour).</p> <p>Therefore, based on the results of the technical work, it is the engineer's opinion that the proposed residential development will not adversely impact area traffic operations."</p>
9. Height and Massing:	<p>The buildings at Polonia Park on adjacent lands to the subject lands are 3.5 storey buildings with basements (4 floors) and with balconies. These buildings are taller than what is being proposing at 1744 Norman which is 2.5 stories (3 floors).</p> <p>The massing of the Polonia Park structures are significantly larger massing than the building being proposed. Polonia Park buildings appear overall more dense and have less parking than 1744 Norman.</p> <p>The 3.5 storey walls, tend to be blank vertical facades without any windows to them. 1744 Norman building design will use similar building materials as the rest of the neighbourhood and avoid any blank building facades and balconies</p> <div data-bbox="889 1570 1409 1950"></div> <p>Polonia Park:</p>

