

Public Consultation Report 3390 Marine Drive

24 January 2023

On Monday, January 9 the office of Lamoureux Architect inc. hosted a public consultation regarding the preliminary design proposal for 3390 Marine Drive. Throughout the day approximately 30 individuals visited, composed of residents in the area, our Planner and members of Council. This meeting was intended to gather feedback from Neighbours as the project moving forward in the process. The following outlines the primary feedback that we received which generally fall into 3 primary categories: parking, massing, and density.

Parking

- Radcliffe avenue is a dead end meaning all traffic will need to exit the same way it enters.
- Traffic increase on Radcliffe is a concern
- Delivery and home service vehicles congest Radcliffe ave. As our developments primary address Marine drive, with the principal entry on the street- our development will not be extensively additive to the issue.
- We must ensure adequate parking for the development. Even though regulations require 1 per unit neighbours wondered if Residential units will create more vehicles than 1 per unit

Massing

- The existing context is primarily composed of single family residential
- The proposal creates a 1 story building as seen from marine drive, however, the steeply sloping site results in a 4 story building (including parking) as seen from Radcliffe.
- Neighbours asked if the massing could be adjusted to create a 3-level perception to keep within the existing urban fabric of Radcliffe avenue
- Questions if the project would be possible without a height variance. (no)
- To respect the privacy of the eastern residential property, we should minimize windows and balconies facing the east side yard.

Density

- Overall concerns on density seem primarily focussed on perceived traffic increase on Radcliffe

Miscellaneous

- Construction duration and plans to accommodate the temporary influx of traffic
- Blasting regulations and allowances- duration and frequency

The public consultation provided valuable feedback. Based on the feedback received from local Residents we have decided to re design the proposal to directly address Parking provided, and the overall Massing of the project as seen from Radcliffe. We will be hosting a second Public Consultation meeting in early February to review the revised design with interest neighbours, Planners and Councillors

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