

## Public Consultation Report 3390 Marine Drive

17 February 2023

On Friday February 3rd the office of Lamoureux Architect inc. hosted a 2<sup>nd</sup> public consultation regarding the preliminary design proposal for 3390 Marine Drive. Throughout the day approximately 7 individuals visited, composed of residents in the area, and subsequently 3 more neighbours visited on alternate days. This meeting was intended to gather feedback from Neighbours on the Re-Design of 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 .

### Parking

- The new Scheme addresses neighbour concerns that each of the 6 residential units will likely generate 2 cars each, by providing 6 additional stall on car lifts for a total of 12 Residential stalls. This exceeds the Zoning requirement for 6 stalls only. Neighbours agreed that this was a big improvement in the design
- Traffic increase on Radcliffe still remains a concern to most neighbours

### Massing

- The existing context is primarily composed of single family residential
- The initial proposal created a 1 story building as seen from marine drive, however, the steeply sloping site results in a 5 story building ( 3 levels of Residential/ Commercial mix + 2 levels of parking) as seen from Radcliffe.
- From the previous meeting, Neighbours asked if the massing could be adjusted to be lower as seen from Radcliffe avenue
- The 2<sup>nd</sup> level of parking was deleted. Instead a 1 ½ storey parking garage is created to accommodate 6 car lifts- which lowers the overall Building by 2.5 feet. The building is not matching the existing building height at Marine drive.
- The 3 levels of Residential units were reduced to 2 levels with 6 units still resulting
- The top level is occupied by the Commercial (Office) component only, and is set back greatly from Radcliffe.
- The resulting massing steps back more overall than the initial proposal, and the Residential mass is in line with the height of the single family to the east. Additionally, the increased stepping of the Building massing is beneficial to the Black Cat neighbour and residents of Maple Lane for view and access to light.
- Neighbours were very positive about the change to the Massing of the proposal and the way in which the Building steps back from Radcliffe.

### Density

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

### Miscellaneous

The single family neighbours to the east attended and reviewed how the design provides increased privacy for their property, as most of the windows on the eastern side of the Building from the initial proposal have been removed in the second proposal

The 2<sup>nd</sup> public consultation meeting provided valuable additional feedback.

All neighbours support the changes to the Building in the re-design.

However most neighbours on Radcliffe are still concerned about additional traffic generated by the residential component of the proposal.

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