

LAURA BOWMAN

**123-125
RAILROAD
STREET**





OVERALL ISSUES

- APPLICATION SHOULD BE DEFERRED
- APPLICATION PUTS LOCAL SEWER INFRASTRUCTURE AT RISK
- LACK OF STREET ANIMATION AND STREET LEVEL RETAIL
- TOO MUCH PARKING
- UNITS ARE TOO SMALL
- LACK OF INFRASTRUCTURE
- IMPROVEMENTS CAN BE MADE TO GET TO YES



APPLICATION SHOULD BE DEFERRED

- Staff have failed to respond to reasonable questions
- The process has been backwards (tertiary plan, pre-consultation)
- Lack of notice or engagement with apartment residents – most area residents are low-income apartment dwellers
- Only one days' notice to submit comments or present at this meeting for owners only, Thursday before long weekend. Meeting on eclipse day.



SEWER INFRASTRUCTURE

- 120 Railroad Has Private Sewer Infrastructure
- Condo Raised Issue Of Sewer Pipe Settling From Parking Garage – Raised By Developer’s Consultant To Staff In July 2023
- Staff Have Still Not Responded Confirming If A Hydrogeologist Has Reviewed It
- A Peer Review By Hydrogeologist Is Needed To Ensure No Damage To Adjacent Properties And Appropriate Mitigation/Monitoring
- Application should be deferred



LACK OF STREET ANIMATION

- As the neighbourhood grows, will likely lose services in 3 area strip malls – all slated for development
- There will be a need for new grocery/dentist/daycare and other services
- Street animation is important to residents
- Residents should get something in return for growth
- The application could be improved



INFRASTRUCTURE

- Area schools are over-crowded – where will these families go to school?
- Internet Infrastructure lags behind in this neighbourhood
- Developers Should Upgrade Internet Infrastructure / contribute to schools
- Tertiary Plan is important to ensure adequate infrastructure and should happen first
- Application may be too much density to be well-accommodated
- Application should be deferred until tertiary plan confirms that infrastructure is adequate



PARKING AND TRAFFIC

- The development should be fully transit-oriented given the location
- There should not be a need for a massive underground parking garage – which increases traffic, construction disruption and hydrogeological issues/long term costs for residents
- There is already excess parking in the area
- Parking requirements should be waived or kept to a minimum
- A traffic management plan is needed for the area through a tertiary plan



MISCELLANEOUS

- AFFORDABILITY
- NO 3 BR UNITS, ONLY 35% 2 BR UNITS ARE SMALL
- UNITS ABOVE 7TH FLOOR WILL BE TOO LOUD
- SIDEWALK/CROSSWALK NEEDS MORE DETAIL
- ENSURE ADEQUATE BICYCLE PARKING (ONLY 6 VISITOR SPACES)/
- E-BIKE CHARGING/CAR SHARING AND CHARGING



WE CAN GET TO A YES

- Reduced density, parking and and a plan for infrastructure and servicing, affordable family-sized units and RGI rental units could make this an overall benefit
- Right now we are not there yet
- Work with community to make improvements, with adequate engagement of renters and proper peer review
- Defer the application until tertiary plan