

3368 Carling Ave – Minor Variance Support Information

Previous Community Comments and Responses

**these comments were received and commented on as part of the Site Plan and original Minor Variance applications.*

- Comment - Balconies on south side of the building are intrusive.
Cardel Response - *These balconies conform to the zoning by-law and are permitted as shown. The balcony railings have been changed to frosted glass, so if people sit on their balconies they have less of a “view” into neighbouring yards.*
- Comment - Lack of loading space is a concern.
Cardel Response - *No loading space is required to conform to the zoning by-law. Currently there is no curb along the Bedale Drive frontage, once this project is completed a curb will be installed. There is more than 24 meters from the intersection to the access ramp to the building, this provides enough distance for a temporary stop if required. Nothing in the City’s Traffic and Parking By-law prohibits “stopping” in this area.*
- Comment - Safety during construction.
Cardel Response - *Cardel takes safety on and around construction sites very seriously. A safe and clear path will be provided for people to access the lights at Bedale Drive and Carling Avenue.*
- Comment - Do not support a reduction of parking spaces.
Cardel Response - *The reduction of required parking is supported by a Transportation Brief. In addition to the 3 visitor parking spaces, each unit will have one exclusive space. Residents requiring more than 1 parking space will not be accommodated in this project. Potential inhabitants will be made aware of the size and number of parking spaces, if this building cannot accommodate their vehicles, they are likely not going to live here.*
- Comment - Garbage bin placement/storage.
Cardel Response - *This project will receive curb side pick-up, however we understand that the City will be accessing the bins directly from the garbage room. Bins should not be left out on pick-up day.*
- Comment - Easement
Cardel Response - *The existing easement along the south property line was to accommodate underground infrastructure which no longer is required. The City will be releasing this easement at time on Site Plan registration.*
- Comment - Environmental Health Concerns
Cardel Response - *These items were shared with the architect and building engineers, where possible changes were made to building venting. Once occupied concerns regarding laundry chemicals can be raised directly with residents, as this is not something that can be mandated by the planning process. Those concerned could educate the homeowners and perhaps reduce the impacts.*

Comment - Fencing

Cardel Response - A privacy fence will be installed along the eastern property line to screen the backyard of 3364 Carling Avenue and it is likely the existing fence on the south property line will need to be replaced. These fences will be included as required landscape elements tied to Site Plan approval.

Comment - Distance of Building to Eastern Lot Line

Cardel Response - While there are some minor variances required to accommodate this project, none of them adjust the interior lot line. The required distance is 1.2 meters, which is what is proposed.

Comment - Existing Trees

Cardel Response - As per the Tree Conservation Report the existing hedge on the south edge of the property line shall be retained. It is expected some trimming may be required due to the installation of the new fence (if required). The other vegetation within the property will be removed. The new trees will be planted in accordance with the approved landscape plan.