

Committee refuses condo plan; says it doesn't fit in

By MELANIE HENNESSEY
The Champion

A local developer has been sent back to the drawing board with plans for a four-storey adult condominium building on Ontario Street.

The Town's administration and planning committee turned down a recommendation that official plan and zoning bylaw amendments be made to accommodate the 51-unit building Monday night.

Committee members opposed to the plan cited concerns about the esthetics and height of the building and how it fits in with the rest of the residential area on Ontario Street.

"I have an issue with how tall it is and how dense it is," said Ward 4 Councillor John Challinor.

Resident William Barlow shared the same concerns, telling the committee the proposed building is in the direct line of sight from his home.

"It's just way too high. I don't think many residents in the area realize such a high building is being proposed," he said.

The proposal, put forward by H.D. Investments Ltd., has come before council and the public before as a three-storey apartment building with 50 units and a two-storey health centre.

Staff then told the developer more parking was needed, so plans

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WILLIAM BARLOW

were revised.

The current proposal has 99 parking spots, 49 above and 50 underground. Plans also include extensive landscaping and tree planting.

Town Planning and Development Director Mel Iovio advised the committee that a second public meeting for the proposal isn't necessary because the changes to the application are minor.

"I would like to think a 25 per cent increase to any project is significant," Wards 2 and 4 Councillor Ron Furik said.

Mr. Challinor pointed out that with the pitched roof, the building is closer to five storeys than four.

Dave de Sylva of H.D. Investments Ltd. said the building could be redesigned so that it looks like the fourth floor is inside the

roof, reducing the height.

Ward 1 Councillor Rick Day told Mr. de Sylva the sketches of the building presented to council could be part of the reason council is apprehensive.

"It's just so cold and ugly. It's just not helping the application," he said.

Mr. Day added he likes the idea of intensifying developments in town, as opposed to developing existing green space.

"It might be better if it was five or six storeys," he said.

"Don't just rule it out because it's high."

The developer is requesting the subject lands be taken from medium density residential zoning to residential/office zone.

In a vote, Mayor Gord Krantz, Mr. Challinor, Ward 2 Councillor Mark Curtis and Ward 3 Councillor Cindy Lunau opposed sending the application on for zoning and official plan amendments, while Wards 1 and 3 Councillor Barry Lee voted in favour.

The committee recommended that Mr. de Sylva and Town staff work together and come back with a modified proposal.

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