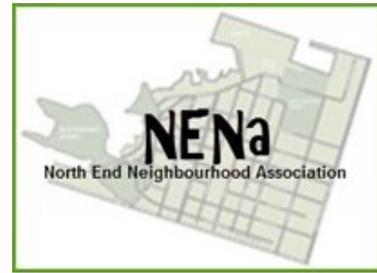


Jamesville Development Report

NENA Planning & Traffic Committee

July 27, 2022



Context:

The re-development of Jamesville will have a large impact on the North End, particularly on the streetscape and feel of our main street. While we appreciate the many benefits of this development, as residents of the North End our hope is to use our unique and important perspective to provide practical and meaningful feedback during the design process. Our goal is to protect the safety and liveability of our streets and advocate for the integration of our neighbourhood's unique family friendly character into new developments.

Supported Design Elements:

1. Family sized (2+ bedroom) units are strongly supported
2. Sustainable transportation elements such as consideration for car & bike share spaces, EV charging infrastructure & secure bicycle storage on site
3. Passive building efficiency standards for the two mid-rise buildings
4. Park space at the corner of James and Strachan to provide public space & contribute to a welcoming open entrance to the neighbourhood
5. Consideration of permeable and reflective surfaces to mitigate the negative environmental effects of surface parking
6. Indication of replanting a substantial number of trees to replace the valuable canopy being lost during development of the site

Key Concerns:

1. CHH & Indwell mid-rise buildings exceed the maximum building height of 6 stories set out in Setting Sail which contributes to issues regarding angle of plane for one of the buildings and may set a precedent for future developments along James St. North
2. The CHH building appears to cross the allowed angle of plane from the far side of James Street
3. Total surface parking and building coverage has reduced child-friendly outdoor spaces within the site (the park at the corner of James & Strachan would be too close to traffic on James)
4. Overall aesthetic design of the townhouse units has limited variation and architectural appeal lending to a more institutional than industrial feel and does not reflect the surrounding neighbourhood or streetscape
5. Garbage handling and the location of short-term parking for service vehicles isn't clear in the architectural drawings

Other Suggestions:

1. Increase sheltered (child-friendly) greenspace within the development to improve liveability for families who will be attracted to the family sized town houses
2. Given the proximity to the GO station, perhaps a portion of the surface parking could be reduced to allow for more family friendly green space in the interior of the development
3. Green roof elements could be expanded to more of the Indwell & CHH buildings
4. A tree protection plan should be implemented for the city-owned trees that will remain along Macnab street (which should include appropriate physical barriers like fences)
5. Transparent pest control, pollution mitigation, and demolition/construction traffic route plans should be provided to neighbouring residents as soon as possible
6. Consideration should be given to the integration of ground floor commercial space in the midrise buildings along James and near the corner park (such as a coffee shop etc)