

Document 7 – Community Feedback

Comments on the proposed changes to the Site Plan By-law and Public Consultation Policy were received from the Heron Park Community Association as well as members of the general community. These are summarized below.

1. Comments from Heron Park Community Association:

Exempt developments of less than three units from site plan control is unacceptable to our community. We want early, proactive consultation on all site plans in our R3 zone community. We are concerned of rooming houses being built in the form of single or semi-detached dwellings, which caused many issues including garbage, parking, by-law enforcement, and affordability. We advocate the City increase public consultation on site plans.

Our Community Association is made up of volunteers. Moving the responsibility for searching for site plans is an additional task. Can the City not link proposed site plans to the e-mails addresses of Community Associations as early in the process as possible.

Include the interior floor plan as part of the City's review, for appropriateness and impact on neighbours. If the norm is two bedroom apartment units – critically examine the consequences of the creation of four bedroom apartment units.

We need immediate, proactive action by the City's to prevent what happened to Sandy Hill from occurring in Heron Park. Extend the "Sandy Hill" protections to Heron Park.

The City should consider how large bedroom count units support, or detract, from the City's goal of providing more "affordable housing" to low and moderate income families, who cannot afford to rent a 4 bedroom apartment.

Suggest the City also review and amend the zoning by-law on "secondary units", so that proposed secondary are truly secondary – i.e. smaller in size and with fewer bedrooms than the main unit.

2. Comments received from general community members:

- There needs proper transition from the present snail mail notification to the online notification change. Not everyone has or is connected to the web.

- I am pleased to see that you are prepared to take some risks in trying out a new approval procedure. Often City employees are very constrained as they want to be sure they never make a mistake. I endorse your procedure of trying something new to see how it works. I'm sure you will make adjustments if we find that there are some flaws in the proposed procedures.
- Could we consider 10 or 11 parking space for 600 square meters as an acceptable threshold.