

Community Association Response

November 8, 2021

On May 19th the WHPC forwarded the following comments to the City in relation to this proposed land use re-designation. Subsequent to the submission of those comments, Clay Israelson, a representative for the applicant, attended the WHPC's September 2021 committee meeting. At that meeting the committee was informed of significant changes the applicant was making to their application, including changing the requested re-zoning from M-C1 to M-CG.

The WHPC has the following comments related to the revised M-CG re-zoning application.

- The WHPC would like to thank Clay Israelson for engaging with the community association on the change to the application for zoning.
- This is a difficult parcel for development due to its location and its orientation of facing the rear of the developments along Kensington Rd.
- The WHPC is of the position that the best development outcomes come from a broadly participated planning process such as the Riley Communities LAP, and would like to reiterate its May 19th comment that "this is a significant development in this area. The question as to what is the most appropriate development on this parcel should be determined through the community's upcoming Riley Communities local area planning process, since this application will likely set the tone for future developments along this portion of Westmount Rd."
- The WHPC views the applicant's change to an M-CG zoning to allow for a R-CG style development at this location as favourable and more likely to achieve a positive outcome for the surrounding community, however the proposed height of 12 meters may lack appropriate transition and cause problems for the neighbouring properties.
- It is anticipated that this development would require a by-law relaxation of 1 parking spot. The WHPC typically does not like to see developments that require by-law relaxations, and encourages applicants to design developments without the need for relaxations.
- The WHPC acknowledges increasing concerns with issues arising from Airbnb rentals within the community. Although the regulation of such activities is outside the scope of this application, the committee would like to see increased emphasis on properties suitable for long-term rather than short-term occupation.