

Presentation Outline

- The Petition
- Issues with the Process
- Issues with 6 storey buildings
- Issues with the Local Area Plan
- Alternative
- Closing

Community Engagement

- Walked along portions of select streets in Renfrew
- Personally spoke with **50** people
 - **45** had never heard of the plan
 - **48** signed petition against 6 storey buildings on Neighbourhood Connector streets
 - **96% opposition rate**

Opposition from **353** Residents, Homeowners and Community Members

- 327 Residents and Homeowners from Renfrew, 26 from Other (No address listed, Crescent Heights, Mount View, general community members)
- If we had time to canvas other Neighborhood Connector Streets and surrounding areas could likely collect many more signatures
- **The majority of residents we spoke to oppose this plan**

We want Neighbourhood Connector Streets to be limited to 3 storey buildings like the adjacent streets!

Where is this North Hill??

- Were Neighbourhood Connector residents included in 32 person working group?
- 1.7 Million people were “made aware” though a “communications program”?
 - **REALITY: only 5 in 50 people we aware of the plan - 10%**
- Advertising of Local Area Plan **ineffective**
- Evaluate Phase - 3950 “involved” citizens, 900 “engaged” - 10% from Renfrew
 - “Involved” rate of ONLY 6%
 - “Engagement” rate of ONLY 1%

Guiding Principle #5

Enable the creation of housing that fosters accessibility and diversity among people, ages, incomes, and household types.

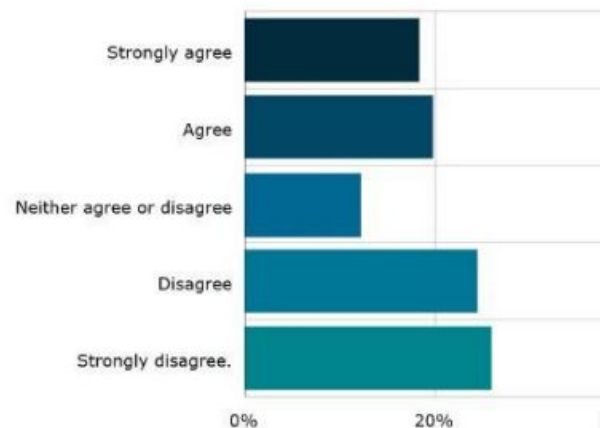
How has this been addressed in the draft plan?

- The draft plan aims to provide a range of housing types that can meet the needs of a diversity of people, ages, and household types.
- The draft plan encourages the development of a broad mix of housing types, from single-detached, semi-detached to rowhousing and other forms of low-scale homes within primarily residential areas. In addition, other forms and scales of housing, such as apartments, are envisioned along the area's Main Streets, station areas, and activity centres

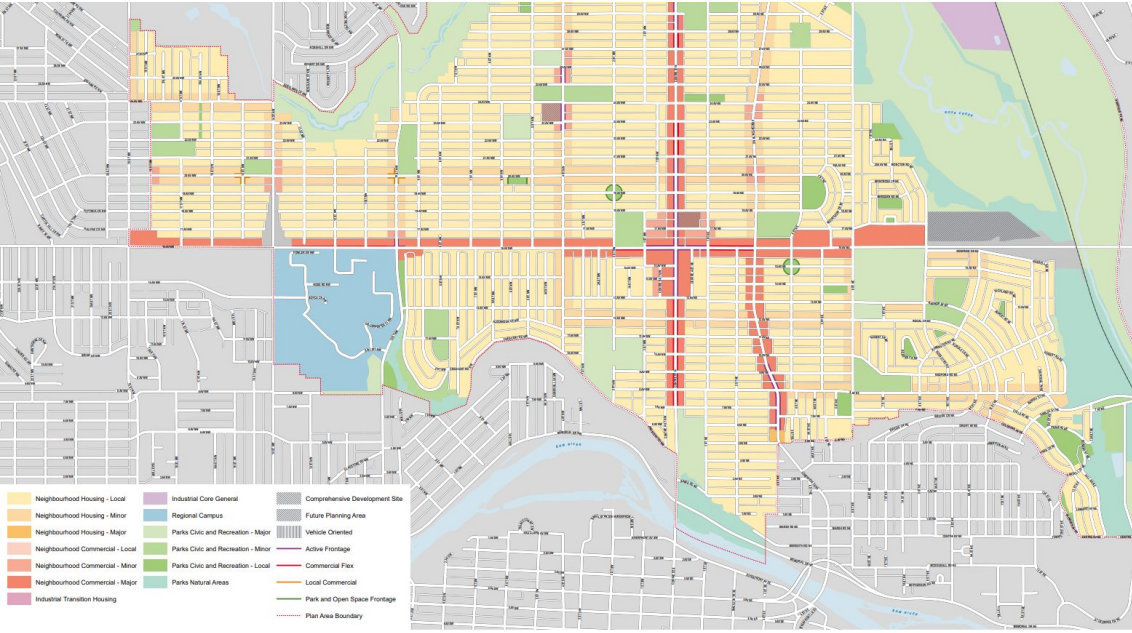
The local area plan has appropriately addressed and considered

Choose a response that reflects how you feel about the above statement

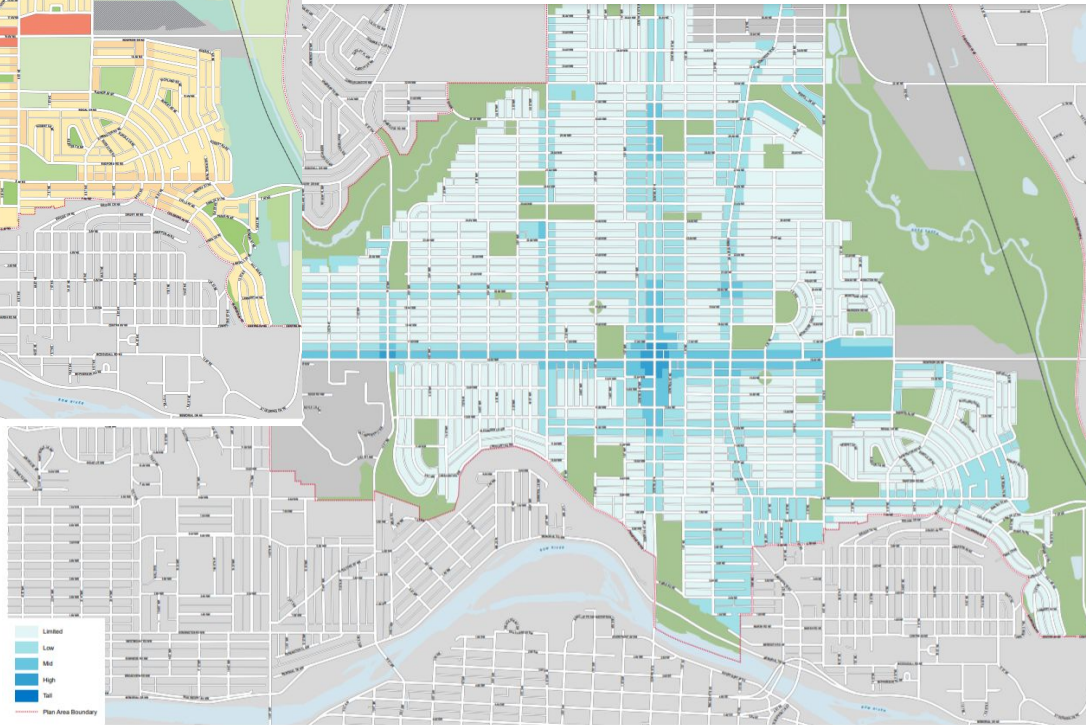
If you disagree, please tell us why?



What constitutes a "Overall general sense of agreement?"



Urban Form Map
- Colors virtually indistinguishable



Scale Map

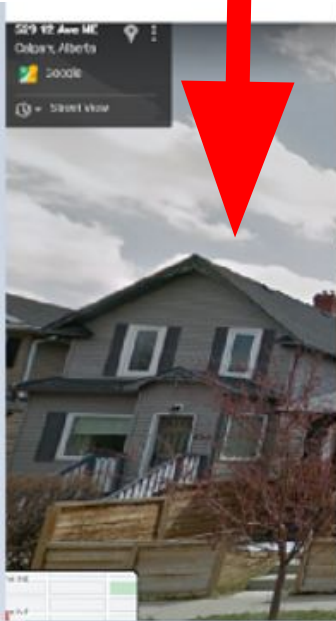
- No definitions for limited, low, mid, high, tall
- Who reads low and thinks 6 storeys?

Neighborhood Connector Street Today



Future Neighborhood Connector Street

Would you want to live here?

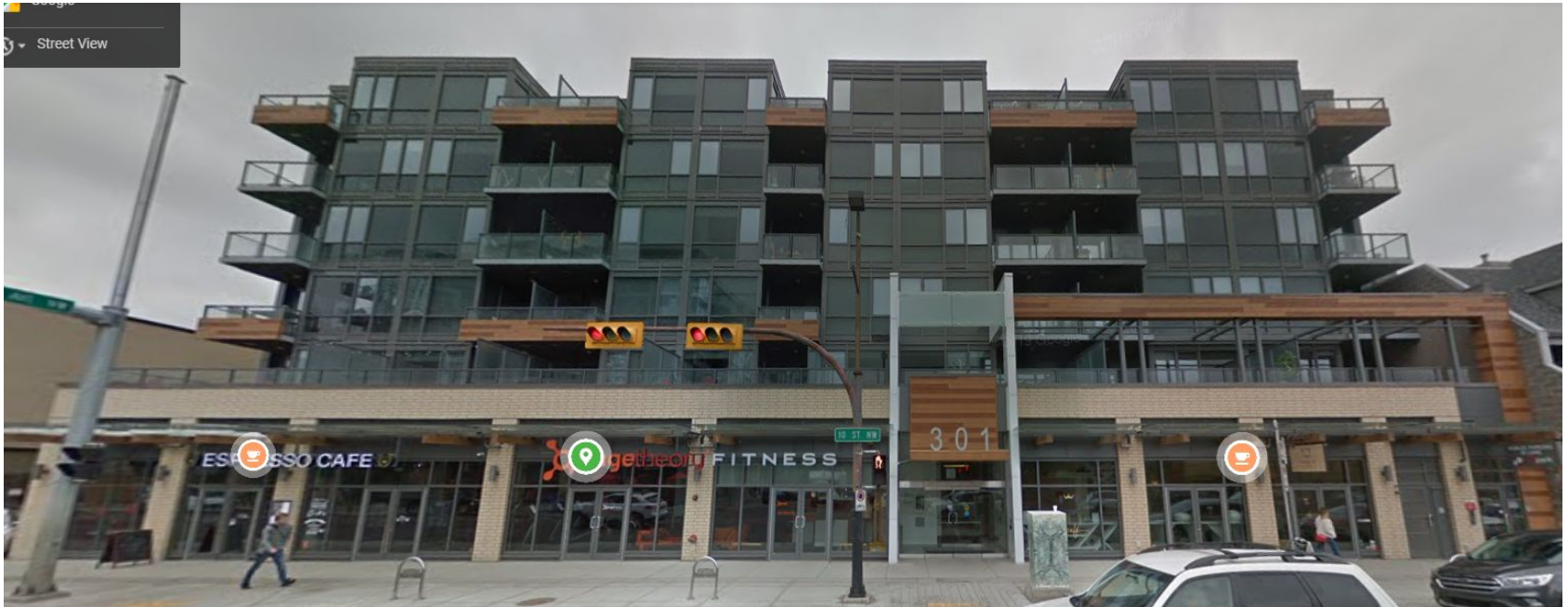


Issues Caused by 6 Storey Buildings

1. Traffic
2. Shading
3. Noise
4. Privacy
5. Parking
6. Lack of Community Feel
7. Property Depreciation

Insufficient Mitigation

- Step back at 2nd Storey
- Does anyone contest that this is still a 6 storey building?



Platitudes

- “The LAP doesn’t change zoning”
- “This is the maximum build height not the minimum”
- “This will be driven by market demand”
- “This change will not be immediate”

If a developer purchases sufficient lots adjacent to my home and follows the policies in the LAP, **IT WILL BE SUPPORTED BY CITY ADMINISTRATION**

Residents will be GRADUALLY boxed in and driven away by 6 storey buildings

This plan will not increase equitability and affordability

- Affordable bungalows will be replaced with pricey condos & apartments

Developers will not prioritize development on Main Streets when Neighbourhood Connector real estate is cheap!

Same 6 Storey scaling applied to Main Streets & Neighborhood Streets



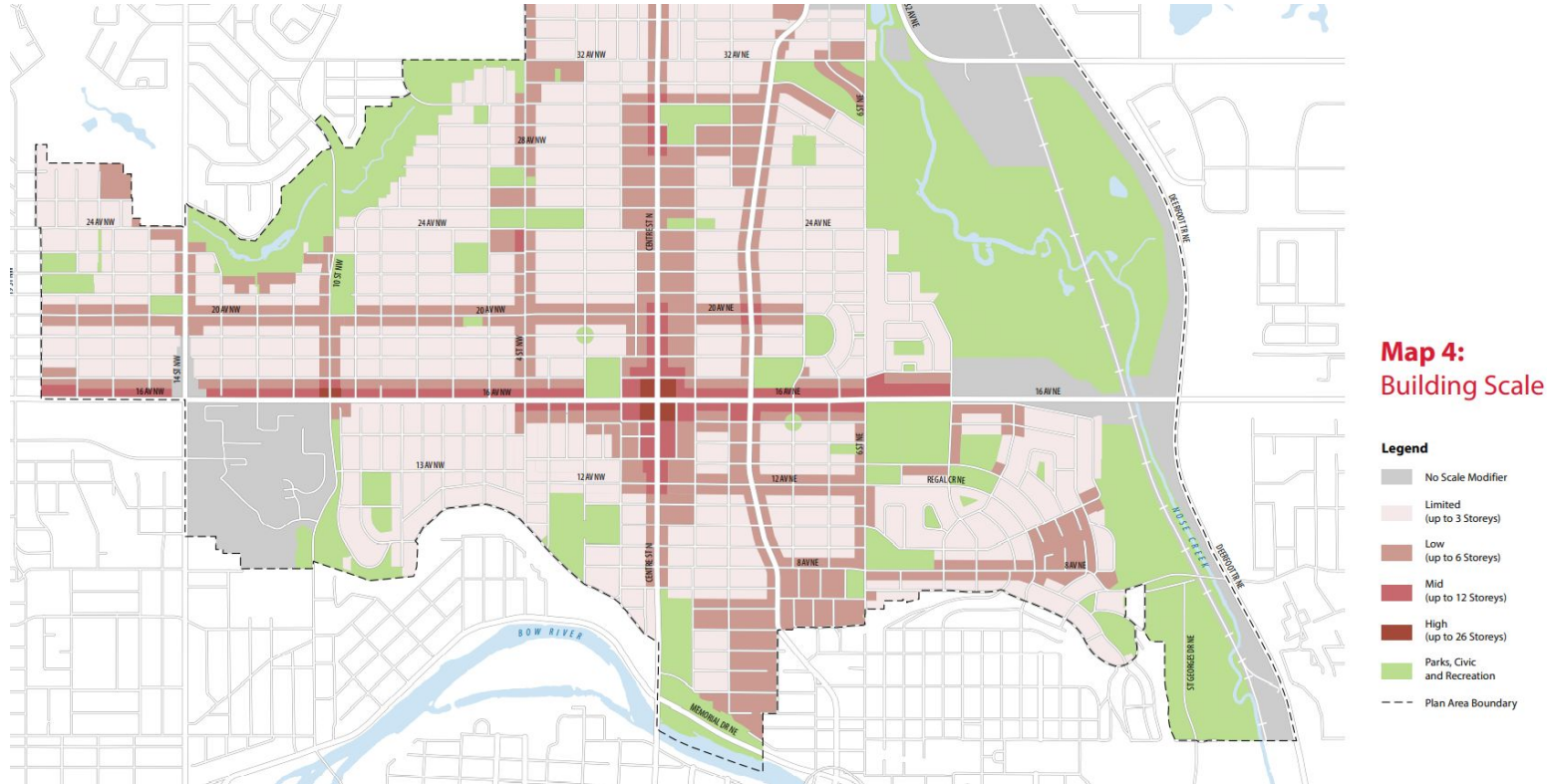
Edmonton Trail



Renfrew Dr

Density Disparity Between Communities

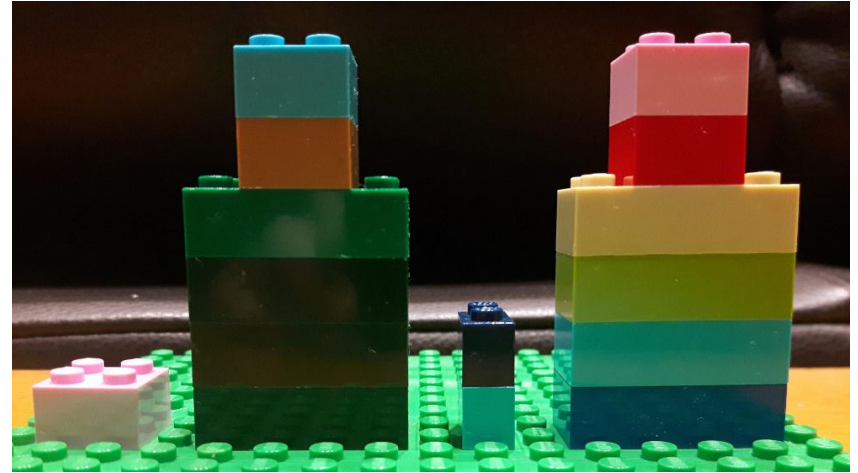
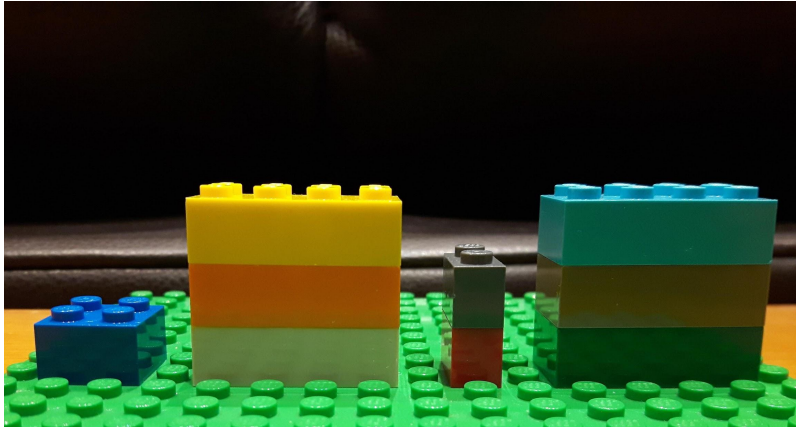
Why is Rosedale spared?





Why 6 Storey Buildings?

3 Storey Buildings Scaling is much more reasonable



**“I heard no material...I heard people who were
misinformed and I encourage you guys to realize that this is
actually in all of our communities best interest and I heard
people who were afraid.”**

- Councillor Carra Feb 3 PUD Closing Remarks

Summary

- Time and hard work insufficient grounds for approval
- 6 Storey Mixed Use Buildings are not reasonable on NEIGHBORHOOD streets
- Let's increase diversity, density, equitability....let's just do it in a way that is reasonable and acceptable to existing residents
- Amend the North Hill Communities Local Area Plan to allow “limited” scale residential buildings on Neighbourhood Connector Streets

Please don't ruin our **quiet residential neighbourhood!**
Amend the scale to allow 3 storey residential buildings.

