

Community Association Response

2023 December 25

Submitted by: Hounsfield Heights-Briar Hill Community Association (land.use@hh-bh.ca)

The Hounsfield Heights – Briar Hill Community Association thanks the city for circulating Land Use Redesignation application LOC2023-0318. This is the first R-CG redesignation in our community.

Our community acknowledges that this lot is designated as appropriate for R-CG in the draft Riley LAP, and this designation fits with previous LAP's at similar distance to LRT station. We do understand the need for density near the stations and thus we do not oppose this application.

We distributed flyers around this application, as is our usual practice. We have heard that many community members accept some R-CG near the station, and other members of the community are disappointed to see more than 45% lot coverage in the single-family part of our community. We all would like to generally see more emphasis on density in sites that don't damage the character and environment of established communities. In our neighbourhood, density on North Hill Mall and Louise Riley should be strongly encouraged. Built forms that replace R-C1 should be grade-oriented to maintain space for mature trees and wildlife, maintain neighbourly interaction, and truly blend into the existing community.

We are aware that the developer originally asked for H-GO on this site, and they ignored our pointing out that H-GO would exceed the provisions of the draft LAP. We very much appreciate that the city file manager has addressed this issue with the developer, and arranged for this application to be reissued as an R-CG. We note that until the new LAP passes, an ARP amendment is necessary. We look forward to seeing the text for this amendment, which should be specific to this lot and situation.

Given R-CG near the station, we would like to see the city apply/enforce mitigating policies at the Development Permit stage. The development design should fully consider the context of the surrounding homes, especially the surrounding bungalows, blending with their mid-century style. The protection of city trees around the site should be enforced, rather than accepting a fee for the existing trees – our tree canopy needs serious protection for both environmental and aesthetic reasons. Finally, parking for each main unit must be enforced – there will be vehicles associated with these dwellings and provision for storage and future charging of these vehicles is necessary, rather than just imposing all parking needs on the street.