

Public consultation comments received by Administration

The following is a summary of comments received from members of the public in response to the resident notification letter mailed out by Administration to residents within a 100-metre radius of the subject property on June 19, 2024. Five members of the public provided written comments to Administration through Council and the Chief Administrative Officer. These comments are thematically summarized and the corresponding response from Administration is provided.

Topic	What we heard	Response
Apartment building/increase in medium density site	Residents were opposed to the enlarged medium density site and opposed to the apartment-building format on the proposed medium density site.	The existing medium density site does not allow sufficient lot depth to build medium density-built forms such as townhouses or apartment buildings. This site has been enlarged in shape and size to enable townhouses and apartment buildings to be built.
Approved plan	Residents were opposed to plan amendments and would like the approved plan to stay in place.	It is common practice for Area Structure Plans(ASP) to be amended and updated over the course of the build-out of the ASP. In this case, the approved medium density site on the subject lands was not feasible for development. The subject site had to be updated with the required 10% municipal reserve dedication (park), stormwater management facility, water and sewer service to enable development. The flood line was also updated to reflect additional environmental reserve dedication.
Mail-out letters to residents	Residents questioned why they had not received a letter in the mail informing them of the proposal.	The City’s public consultation process required a letter to be mailed out to residents within a 100-metres radius of the subject property. This mailing list is generated

Topic	What we heard	Response
		based on the most to date Land Titles feed. Following this process, 18 properties were mailed a letter informing them of the proposed ASP and LUB amendments.
Increased traffic/congestion	Residents raised concerns that the apartment building would bring increased congestion and traffic to the area.	Including the proposed ASP amendments on the subject site, the overall density of the Riverside neighbourhood stayed the same as the approved ASP. This will result in similar level of traffic volume as anticipated in the approved ASP.
Property value	Residents noted in their comments that the proposed medium density development would result in a decrease in value of their property.	The impact to property values is not determined at this time.