

From: Lenore Mitchell
Sent: November-14-16 10:40 AM
To: Angie
Subject: RE: Proposed Riverside ASP Amendment

Hi Angie, thank you for your questions. I was away from Nov. 7 to Nov. 11 so wanted to get back to you today. I will address your questions within your email.

Staff is in the process of reviewing the request and is to provide me with the comments by December 2, 2016.

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From: Angie
Sent: November-07-16 8:09 AM
To: Lenore Mitchell
Subject: Proposed Riverside ASP Amendment

Hi Lenore. I received an information package from you regarding Genstar's proposed amendment to the Riverside ASP, and have some questions.

Why is the developer looking to make this change?

The developer, Genstar indicated that the larger single family lots do not have much of a market at this time and there is an opportunity to market townhouse units. They are seeing a shift in lifestyle and the market place with younger and older people wanting smaller more manageable formats of housing. They feel that Rankin Drive is a good transitional space between entry-level and move-up housing products that are to the north and to the larger estate homes to the south. They propose to do an up-market townhouse product.

Does the City have recommendations or quotas for the balance of low, medium and high density housing in neighbourhoods?

The Municipal Development Plan (MDP) requires a minimum for 30% of the dwelling units to be multiple family units, which is 3 units or more attached. The Capital Region Board (CRB) at this time requires 30 dwelling units per net residential hectare and at this time Riverside has 32 dwelling units per net residential hectare. The CRB is in the process of increasing the number of required dwelling units per hectare. What we are hearing is the new requirement will be somewhere between 40 and 50 dwelling unit per net residential hectare.

When looking at the overall neighbourhood plan, I am concerned about the traffic impact of the 29 additional homes. Riverside Drive is the only way for residents in the N and NW portion of the neighbourhood to exit.

At this time Riverside Drive is the only access to McKenney Ave. However, in the future there will be two more access roads from the south portion of the Riverside neighbourhood. Bunt and Associates who did the traffic study indicated that 29 more units is not an issue for the collector roadway of Rankin Drives.

There appears to be plans for a large section of medium density homes in the far NW of the neighbourhood which will also feed into Riverside Drive.

The orange on the plan is medium density residential that can support townhouses and low rise apartment, typically up to 4 storeys.

Was this future Reid Built Medium Density development considered in the traffic assessment presented in the information package? When a traffic impact assessment is done it has to consider the full build-out of the neighbourhood. The developments proposed by both Genstar, Reid and the other land holders with in the Riverside neighbourhood were consider as part of the traffic assessment.

Looking forward to more information.

Thanks,
Angie