

FILE A316/22

Development at 10 Pierre Berton Blvd.

Background

- Subject lands are 1.18 acres in size & currently vacant
- Between 2014 and 2021, the Zoning by laws changed several times to permit more dwellings within the allotted space.

Community Concerns

1. Setback violations - Create an intrusion of privacy for all 5 homes on Streamside Street - Especially Townhouse Units 1,2 &3, Adjacent to 62 & 58 Streamside St. The proposed design shows only 10 ft of “buffer” between the fence and the façade of Townhouse Unit 1.
2. The number of units being proposed in such a small space – 28 units in total x 4 people/ household = 112 people (approx.) living in just over 1 acre of space.
3. The developer proposes a 2 m landscape strip, which does not create enough of a visual “buffer” between the existing fence and the proposed development.
4. Environmental Concerns - Developer proposes to reduce the min. required landscape space as set out in the zoning by laws.

Community Concerns Cont'd.

- 5. Noise – The stacked towns will generate significant amount of noise and will impact our quality of life
- 6. Decreased Property Value – the amount of units being proposed will drastically decrease the value of neighboring properties, as it will impact potential buyers who may not want to purchase a property with such a large and dense development directly in front/behind them
- 7. Traffic Concerns – the proposed number of visitor parking spots is unacceptable. Traffic and street parking will migrate to neighboring streets (streamside, grace lake, PB) which not only poses a visual concern but also a safety concern for children and pedestrians.

Community Concerns Cont'd.

- 8. Other Safety Concerns – The stacked townhomes are in such close proximity to Streamside St. properties (5 homes), specifically homes at 62 & 58 Streamside St. In the event of a fire – this poses an extreme risk to the neighboring properties
- 9. Lack of community input – As a community we were not given a fair chance to have input on what is developed within our community, especially a development as dense as what is being proposed

Proposed Resolutions to Address Major Concerns

1. Eliminate units 1, 2 & 3 to align the townhomes to the same set backs as the stacked townhomes
2. Remove existing wood fence, and replace with 12 ft. acoustic cedar fence to act as a noise barrier
3. Remove existing proposed “landscape” strip (assumed sod), and replace with a dense row of mature (min. 10 ft) trees (Ex. 10 ft tall Spruce trees, spaced 10 ft on Centre) to provide adequate “buffer” for privacy, as well as for the reinstatement of landscape area.
4. Install additional visitor parking spots in place of proposed units 1,2,3
5. Delete interior units(units 13-20) and provide backyard space for units 21-28

