

Planning Residential (Adev Ahluwalia)

This report is for the period from June 1, 2011 through May 31, 2012.

St. Andrews Heights has experienced a steady number of developments over the past 12 months. We continue to use the document "St. Andrew's Heights Development Expectations" as a basis for our feedback to residents, developers and the City. This has met with considerable success in the past four years.

In our view, the primary issue continues as being applicants sharing their plans with their neighbours and the community early in their planning process. Other concerns involve respecting the community/neighbours during the actual build process. Another (not new-but becoming more prevalent) concern has been the pushing of the limits of the application.

1. Developments

- We worked on **four non-contextual** development applications during the past twelve months, compared to **five** applications during the previous twelve months.
- As in the past 2 years, we have been seeing an increase in **contextual** applications. The community association is NOT consulted on these applications and we are only aware of them when they have been approved. There is no appeal process to these approvals
- The Community Association was not involved in any appeals for developments. This says much about the effectiveness of our process and the cooperation of the applicants.
- This year, there were no miscellaneous (change of use, home occupation, etc) applications. The last ones we had were home occupation applications three ago.
- Development applications were from builders are increasing at a steady rate and generally speaking, we feel that there is room for improvement when dealing with the designers/architects.
- During the building process, there is also room for improvement. We are and will continue to actively encouraging these companies to respect the immediate neighbours during their building phase.
- As always, there are some cases in which true community spirit was maintained and facilitated by the fact that these applicants contacted their neighbours prior to applying to the City, involving them in the process. This is typically not done by spec home builders.
- Some potential applicants contacted the VP Planning to talk through the development process and to avoid pitfalls. This is highly

desirable from the view of our committee.

2. Development Expectations Document

- The community published the "St. Andrews Heights Development Expectations" document on March 18, 2004. It was distributed to all residents, the City, and to realtors commonly selling in St. Andrews. The document is still relevant and even with the new City Bylaws, needs no revision.
- We attached a copy of the document to each letter to City Planners commenting on an application. Copies of this document are available from the VP Planning (Residential) upon request.

3. The Planning Committee

- The current City Bylaw and guidelines for Residential development in the established neighbourhoods was in force as of the beginning of June 2008. It established a mechanism for affected residents to comment on proposed developments.
- The Bylaw mandates that community associations ensure that the City Planners are aware of sensitive community issues affecting development and to comment on any particular development that falls in St. Andrews Heights. The Expectations Document (above) informs our response to the City.

4. Safety

- An unknown number of homes in St. Andrews Heights were insulated using urea-formaldehyde insulation in the 1970s. Some urea-formaldehyde insulation contains unacceptable levels of asbestos. This is not dangerous 'in-situ', but must be treated as a hazardous material, if disturbed.
- We continue to advise applicants of the potential cost and construction implications.

5. Land Use Bylaw

- The current new Land Use Bylaw has been in force for three years now and seems to work well for all involved.
- All applications that are determined to be 'in-context' or 'contextual' will be approved. Others will go through a review process. This bylaw has replaced the bylaw which provided guideline dealing with 'Modest Development' that was used for many years.
- More quantifiable measures define what fits into the neighbourhood context.
- Specific rules have been drafted regarding front drive garages.

- Landscaping & Tree guidelines. Similar to the old bylaw.
- The VP Planning (Residential) maintains a digital copy of the Bylaw which can be forwarded to any community resident.

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VP Planning (Residential)