

June 2015 AGM

Residential Development Report

Residential Development in St. Andrews since the last AGM has slowed. In 20014/2015 we've seen a total of 7 applications, 2 of which were contextual. During 2013/2014 there were nearly 16 developments (although this number has not been confirmed).

The residential development process involves the CA receiving plans. For discretionary applications, the CA will notify affected neighbours and provide an opportunity for comment. The CA typically appeals bylaw discrepancies related to height, massing and setbacks. We also comment on privacy concerns and urban deforestations. A new architectural feature that we're seeing is the concept of breezeways, and the CA will also appeal those proposals. While we seek neighbour input into our comments, we encourage residents to submit their own comments as this strengthens the opposition to the relaxations.

We have faced some challenges in the last year, most notably the way in which the City provides the DP to the communities. They no longer point out bylaw deviations. Instead, we are forced to inquire as to what those deviations are from both the applicant and the file manager.

2014/2015 Residential Developments			
Aug 2014	DP2014-2081	1407 Windsor	Discretionary
Aug 2014	DP2014-2613	2519 11 Ave	Contextual
Oct 2014	DP2014-2427	2612 Toronto	Contextual
Oct 2014	DP2014-3463	1416 Windsor	Discretionary
Feb 2015	DP2015-0729	2816 12 Ave	Discretionary
Apr 2015	DP2015-1478	1310 Windsor	Discretionary
May 2015	DP2015-2055	1326 Windsor	Discretionary