



COMMUNITY ASSOCIATION INC ! ASSOCIATION COMMUNAUTAIRE INC
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Sept 9, 2020

Chair Harder
Members of Planning Committee

R4 changes

Committee of Adjustment:

The R4 report says: "The proposed amendment brings certain basic matters relating to building and site design into the zoning, establishing a degree of predictability for builders and residents, rather than leaving them to be negotiated through every individual Site Plan Control process".

However the very weak direction to the Committee of Adjustment in the report says that everything can be varied as long as garbage can somehow be taken to the street. This takes away any predictability for the community.

We believe this weak direction to Committee of Adjustment will put us in a perpetual process of opposing minor variance applications. It gives no predictability to communities or developers, adds costs and delays the process by many months.

Privacy of neighbours will be very much reduced if there are 6 balconies looking into the yards of neighbours. If the rear yard setbacks are reduced even further than this just makes the issue all the greater.

The positive part of the original R4 proposal was that City staff would incorporate strong direction in the Zoning to provide the intent that this intensification was the maximum. That has been completely watered down to the point the direction is now – anything can be varied as long as the garbage can somehow get to the street.

Privacy for tenants and neighbours , tiny amenity space, tiny soft landscaping - none of these are a concern. Just the garbage making its way to the street.

We ask you to direct staff to provide strong direction to Committee of Adjustment not to vary rear yard setbacks. These were increased in In fill 2 as a result of real impacts the reductions created – they need to be maintained.

Sincerely

Emily Addison

Zoning Committee