

## Character Study Areas

**Roseland**



**Indian Point**



**Shoreacres**



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## Study Goals

- 1) Balance public interest with private property rights.
- 2) Protect the neighbourhood character while managing transitions.
- 3) Refine planning tools to better address the issue.
- 4) Improve predictability, certainty and transparency of the development process.

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## Background

- Council endorsed the recommendations for amendments to the Official Plan and Zoning By-law from previous staff report PB-70-16 subject to further public consultation.
- Staff advertised for the public consultation via newspaper notice, social media, and email lists.

## Public Consultation

- Multiple open house meetings were held and surveys were conducted.
- Display panels were created to illustrate the proposed amendments.
- Staff were available to receive comments, answer questions, and clarify concerns.

## Public Comments

- Although attendance was lower than expected for the open house meetings, staff received valuable feedback from the public.
- Generally speaking, the majority of people were supportive of the proposed amendments but thought we could go further and be more restrictive.



## Balancing the issues

### *Should...*

- Restrict severances
- Control demolitions
- Change minor variance process
- More public notice when permits are issued
- Impose more restrictive zoning
- Ensure tree protection

### *Should not...*

- Take redevelopment rights away
- Regulate architectural taste
- Add more regulations and process
- Interfere with private property rights



## Refinements

- Staff assessed the public feedback and refined the proposed amendments to make more restrictive where reasonable.
- Not all public feedback was incorporated into the proposed amendments.

## Conclusion

- It has been a lengthy process where many diverse opinions were shared.
- Staff have attempted to find the balance and recommend approval of the proposed Official Plan and Zoning By-law amendments found in report PB-80-16.