

Development Review Discussion Guide

INTRODUCTION

City Planning is seeking your input on this Official Plan Amendment and Zoning By-law Amendment applications.

City Planning wants to understand how local residents feel about the appropriateness of the change being proposed based on their knowledge of the area. This is sometimes referred to as “fitting into the area context”. Comments from residents are extremely important. **You are the local expert.** You experience your neighbourhood in a way a planner or developer does not.

City Planning also wants to know what changes you would like made to the application in order for the proposed development to better “fit” into the local context.

There are many different elements to a development, most of which can be revised to better “fit” into the surrounding area. A building can impact its surroundings in either a positive or negative way.

This Discussion Guide, together with the information sheet, have been prepared to assist you in understanding the various elements of a development proposal. In particular, these materials focus on those elements of the proposal that can be impacted through the Development Review Process. The Discussion Guide has been designed to collect the type of comments that will assist City Planning in determining the general community opinion of the proposal. You are encouraged to comment on each part of the proposal.

The round-table discussion format is being used this evening. This format encourages deeper discussion among residents about the proposal, promotes group learning and provides the planner with better feedback. Most importantly, it ensures that everyone who showed up to the meeting tonight has an opportunity to be heard. That’s because the roundtable format is less intimidating for people who might be uncomfortable speaking in front of a large group.

DIRECTIONS

1. Tables will self-facilitate – residents will control the discussion & recording of the proposal.
2. One person at the table needs to volunteer to write everyone's comments down.
3. The volunteer will read each Question out-loud & then go through each section to see if there are comments.
4. The volunteer will write down all comments under each element, even if they are conflicting, but should highlight the general consensus.
5. Please allow 10 minutes for each question. Structure your discussions accordingly.
6. Staff are available for any questions of clarification.
7. There is only one Discussion Guide per table. If you wish to provide separate comments as an individual, there are individual comment sheets on the table.

1. Are there elements of this proposal that you like? What are they?

Site layout & context (Including the layout of the streets and blocks, how buildings fit on the site and into local context, how buildings relate to existing and new streets, transition to surrounding neighbourhood, impact on sunlight, mix of uses)

Built Form (Including overall height & massing & comments on the top, middle (tower) and base buildings)

2. Are there elements of this proposal that you don't like?
What are they?

Site context & organization (Including the layout of the streets and blocks, how buildings fit on the site and into local context, how buildings relate to existing and new streets, transition to surrounding neighbourhood, impact on sunlight, mix of uses)

Built Form (Including overall height & massing & comments on the top, middle (tower) and base building)
