

FCA meeting May 17, 2017 follow up questions and responses

Topic Infill I review

1. What are the terms of reference for this review?

The terms of reference are based on the Planning Committee recommendations that staff report back to PC two years after the zoning by-law amendments were enacted.

The Monitoring Review has been combined since both the Mature Neighbourhoods By-law and the Alternative Setbacks for Urban Areas (Infill II) were adopted in June 2015, and each was subject to the two-year monitoring recommendation.

Attached is a work plan (*Monitoring Process Memo_MAY 25 - attached*) that details what will be monitored, the manner in which the monitoring will be undertaken and the planned public engagement. This includes an online survey and meetings with the Overlay Stakeholders Group that were created during the Infill 1 appeal.

2. What data are they reviewing and how are they evaluating whether specific provisions are working or not?

As detailed in the attached workplan, evaluation of the specific provisions will include:

- Ongoing review of Committee of Adjustment applications, planner recommendations, Committee decisions and whether these concur with the confirmed SCA and whether such uphold intent of the Mature Neighbourhoods (MN) Overlay and Infill 2 provisions
- Ongoing review of zoning, building permit and private approach applications, completed and confirmed SCAs and whether PC decision, or permit granted or not, in keeping with the confirmed SCA
- SCA procedures
- Feedback from all stakeholders, received over the past 18 months, from the upcoming online survey
- Input from Stakeholders Group, Community Associations, FCA, development industry, residents, agents, architects and interested stakeholders

3. What is the process they are planning regarding seeking input from community associations and the industry?

The workplan indicates that a variety of methods will be used to seek input, including:

- Online survey that seeks input from residents, developers, agents, Community Association representatives on whether they have seen any new infill or additions in their neighbourhood and whether they think these uphold the purpose and intent of the MN Overlay or Infill 2
- Meetings with the Stakeholders Group that was created during the appeal on the Infill 1

- Meeting(s) with Community Associations who are considering whether to be added to the MN Overlay
- Meeting (s) with stakeholder groups such as the Greater Ottawa HomeBuilders Association
- Meeting(s) with FCA to present findings, discuss any trends, issues

4. FCA P&Z reps met with the industry a few weeks ago. We understood that GOHBA was going to meeting with your department on this topic and had some specific concerns they wanted to address, including a possible simplification of the Streetscape Character Analysis. So far the community associations have not been invited to participate in this review. Given the large amount of public process and OMB approval, we think it's really important that community associations, who spent considerable time on this, submitting briefs and speaking at meetings and hearings, are included in the review process from the beginning.

Staff agree with your comments and fully intend on meeting with the community associations affected by both by-laws, as well as with the FCA. It was always intended that staff would receive comments on these by-laws over the first 12-18 months, while staff monitored both the SCA process and development applications seeking relief from or to amend these zoning regulations. Following the first 18 months or so, staff would begin the public engagement process. This is to provide some time for staff to collate sufficient information from which to identify any issues, trends, concerns, successes

The online survey will be uploaded shortly. Staff continue to collate and review the data. It is expected that the analysis of the data, and of the survey will be completed by the end of the summer.

Staff are also involved in reviewing inner urban neighbourhoods that are considering whether to be added to the MN Overlay and have been attending meetings to discuss the purpose, intent and effects of having their neighbourhoods added to the Overlay.

One meeting has been held with GOHBA and it is our intention to meet with the FCA and the Stakeholders Group once our analysis of the data is further advanced. In that vein, we will be sending out an email to our stakeholders (including FCA) to advertise the online survey.

Should you need additional information regarding Infill I, please do not hesitate to contact the project lead Elizabeth.Desmarais@ottawa.ca