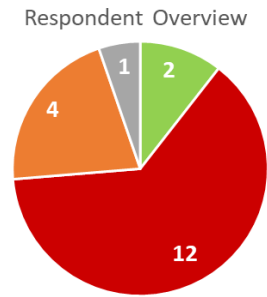


Attachment H
Case 22728 – Public Engagement Mail Out Summary

Overview

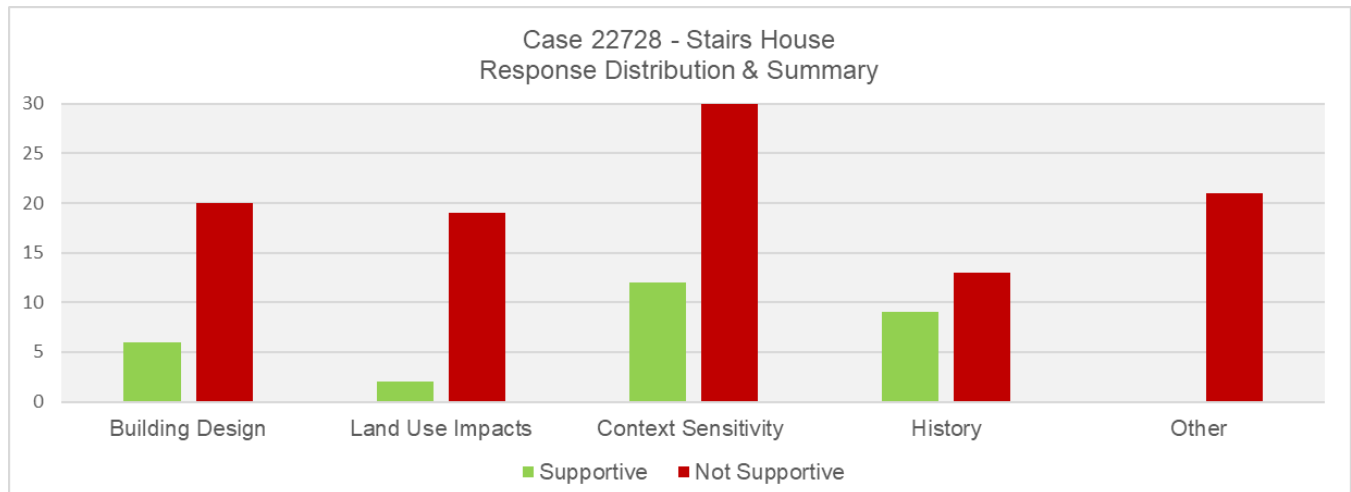
The Heritage Team requested public input on Case 22728 via mail out and webpage notifications. At the conclusion of the 30-day submission period, staff received 19 submissions regarding the applicant’s proposed development:

- Twelve respondents **did not support** the proposal;
- Two respondents **supported** of the proposal;
- Four respondents offered **mixed support**; and
- One respondent took **no stance** on the proposal.



Response Summary

The 19 respondents provided comments on a variety of topics, which are summarized below:



General Building Design

- A few respondents liked the overall building design; the Harvey Street parking entrance, light-coloured stone, and Stairs House’s integration into a modern development were notable highlights.
- Most respondents, however, were concerned about the proposed building design. Commenters noted:
 - The building lacks character and is architecturally uninteresting;
 - The building doesn’t incorporate architectural features (i.e., pitched roofs, overhangs, cornices, bay windows) that complement that neighbourhood’s architecture;
 - The building suffers from the absence of wood materials and clapboard siding;
 - The townhouses have a generic appearance;
 - Stairs House shouldn’t be integrated into a new modern building;
 - Insufficient greenspace; and
 - The parking entrance on Harvey Street is problematic.

Land Use Impacts

- A couple respondents said the proposal wouldn’t produce negative land use impacts.
- Several individuals thought the proposal would lead to significant traffic congestion, while a few others noted the on-street parking shortage would intensify.
- Several individuals said a long construction period will adversely effect resident’s quality of life.
- A couple respondents believed the development would add noise to a quiet neighbourhood;

- One respondent is concerned about small side yard setbacks and another is concerned that the proposal is too large for the lot.

Context Sensitivity

- One respondent liked that the proposal aligns with Harvey Street's existing setbacks.
- Several respondents liked the proposed streetwall and setbacks on the Harvey Street façade, though one thought they were ineffective;
- Several respondents felt that proposal complements the neighbourhood. Conversely, most felt it's incompatible with the neighbourhood's established character;
- Most respondents believed that the proposal is too tall for the neighbourhood (some suggested a height between three and six storeys).
- Many respondents said that the proposal has a negative impact on the appearance and rhythm of the Harvey Street streetscape;

History

- Many respondents were pleased that Stairs House is going to be restored.
- Many individuals felt that the proposal is insensitive to the area's history and architectural styles.
- A few individuals were concerned about Stairs House; its modernization could be classified as facadism.
- A couple respondents said the existing Harvey Street buildings should be preserved.
- One individual felt that the proposal is insensitive to Old South Suburb Heritage Conservation District, which is located near the subject site.

Other Comments

- Many respondents are worried that the proposal will block existing views and sunlight.
- A few respondents said the proposal will contribute to the affordable housing shortage.
- A couple residents noted that the proposal sets a bad precedent for future developments.
- A couple residents noted concerns related to snow removal.
- A couple residents cautioned that the proposal placed economics over environmental sustainability and climate change impacts caused by new development.