301-309 Harold Avenue

Public Consultation Report

On August 24, 2022, McGowan Russell Group and the Developer engaged in a door-to-door canvas of the immediate neighbours that would be affected by the proposed development. The purpose of the canvasing was to provide the neighbours with information on the proposed development including providing them with a flyer containing information and drawings and listening to their comments and concerns about the project.

14 homes were visited and flyers were left at each residence. Of these homes seven people were available for conversations and contact information for McGowan Russell was left on the flyers for the remaining 7 homes. There has been no contact from the seven homes where the information was left in their mailboxes. The comments from the seven conversations with neighbours varied on some details but a main concern was the reduced parking for the site. The following are specific comments recorded.

313 Harold – Immediate neighbour to the west

The variance for the parking is a major concern. The block becomes very busy with parking during pool use times. They would not be supportive of the variance for parking. The site design reducing the parking was discussed with them with the setback of the end building to 24’ cutting off the parking area. They feel that having the building up at 14’ would be preferrable to allow for the missing parking to be placed on site. They do not feel the building would be an issue with their sight lines. They have asked that the fence be adjusted from the property line as it is within a foot of their driveway.

317 Harold – is not in favour of any development

325 Harold – had no comment

322 Harold – was concerned about traffic and parking on the street

318 Harold – was concerned about traffic and parking on the street but did not oppose the development

9 Parade Drive – had no comment

15 Parade Drive – had no comment

21 Parade Drive – had no comment

As a result of this consultation modifications were made to the site plan to increase the parking on site and move the building that was stepped back closer to the front property line.