

Preserving a place that feels like home

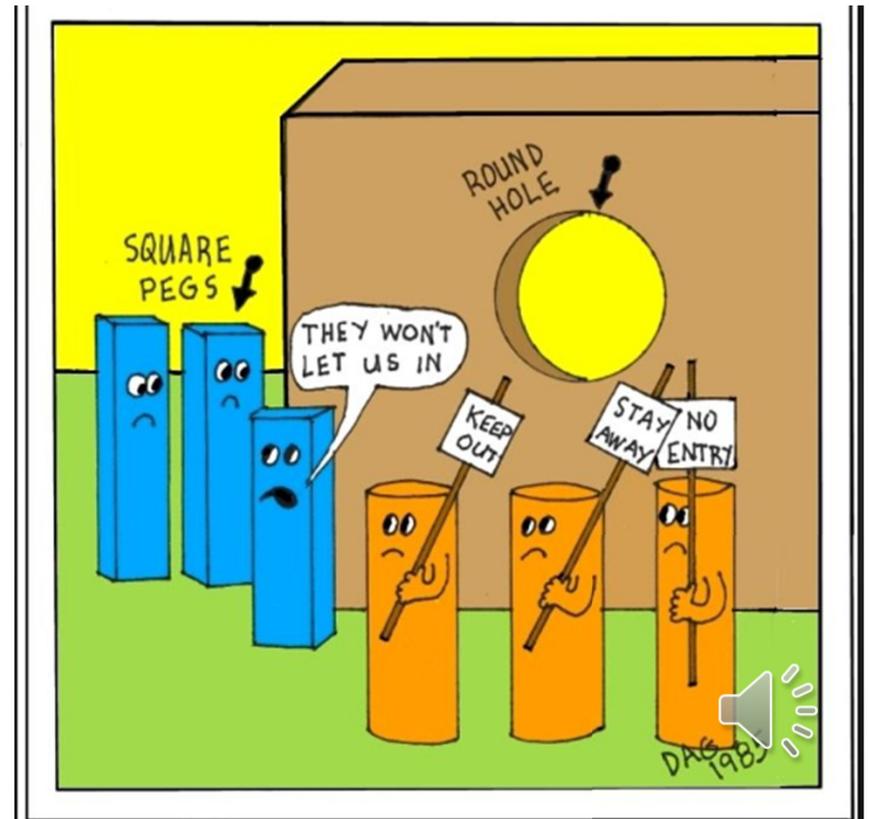
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Parkallen resident

Next to a proposed Corner Lot RS Zone Row House

Most residents of mature neighbourhoods are not opposed to infill

Communities & residents who raise concerns about the real potential impacts of infill have been stereotyped as *NIMBY* or *afraid of change*.



RIWG's Recommendations are do-able

Help us to build better communities to welcome our new neighbours.



Learning about infill being built next door



- Initial Response - Uncertainty, anxiety and fear,
- Lack of information – No Class A notice
- Sign shows only one elevation and no elevation of the side facing my property.
- The onus is on the neighbour to contact the builder or the Development Office.

Concerns about potential impacts is reasonable

- Overlook & loss of privacy,
- Shadowing & loss of sunlight in my yard,
- Loss of trees & increased heat.
- Reduced air flow needed to cool my home that has no air conditioning
- Potential construction risk of damage to my foundation.
- Nuisance impacts from side facing entrances – noise, lighting, garbage,
- Loss of peace & quiet



The Development Planner helped me understand the project & attempts to mitigate impacts

Knowledge dispelled some of the fear of the unknown.

- Seeing the site plan & all the elevations helped understand the infill project,
- Crucially, there are no main or secondary side entrances facing my property,
- There are big windows, but there won't be constant foot traffic
- The building is 22.8 m long, when it could have been 30 m
- The front setback is about level with my front steps,
- The sloped roof is 8.38 m to the peak when it could have been 10.5 m
- The side setback is 1.8 m when it could have been 1.5 m

But I worry about a mid-block Row House being built on the other side



- 4 main entrances facing the neighbour's property,
- 1.5 m side setback insufficient for projection of stairs,
- No room for a sidewalk or front to rear through access,
- Increased nuisance – noise, lighting, waste receptacles,
- No respect for the context of the adjacent development or neighbours.

Psychological impacts of change & uncertainty impact mental health



Figure 1 - Stress Gap

Establish friendly relationship to the street and architectural interest.

