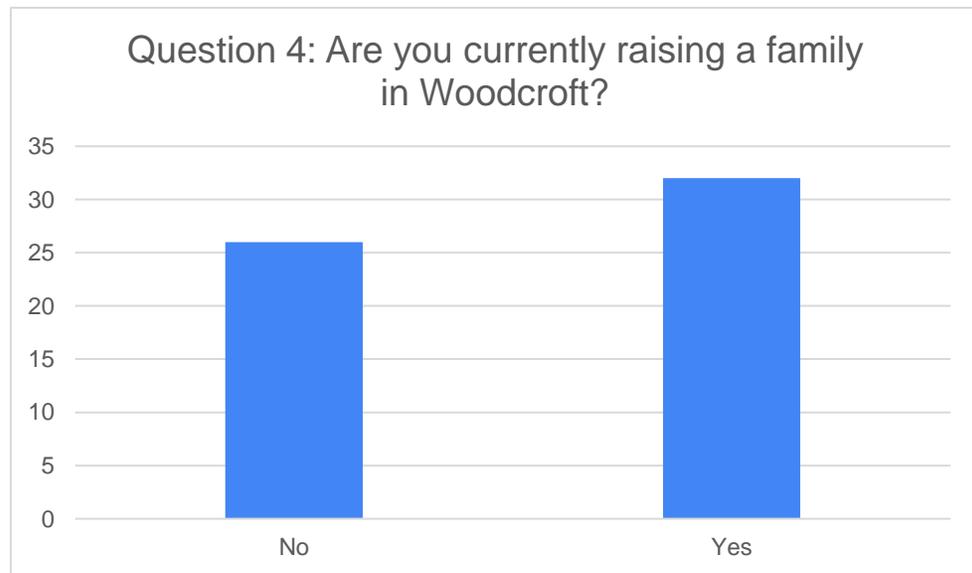
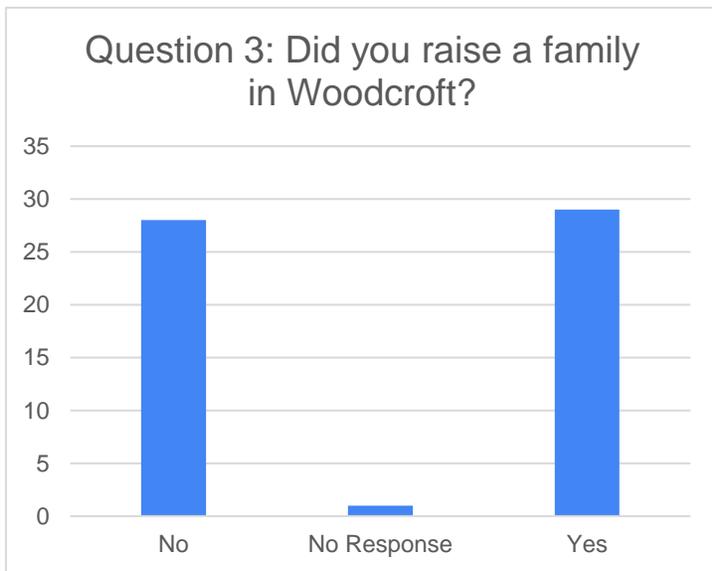
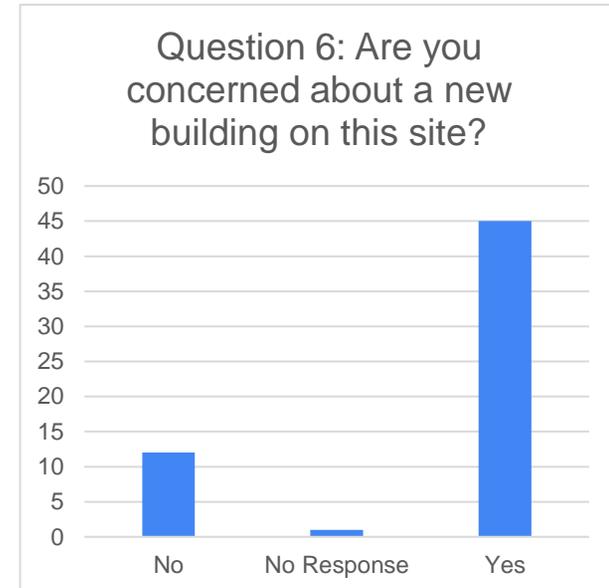
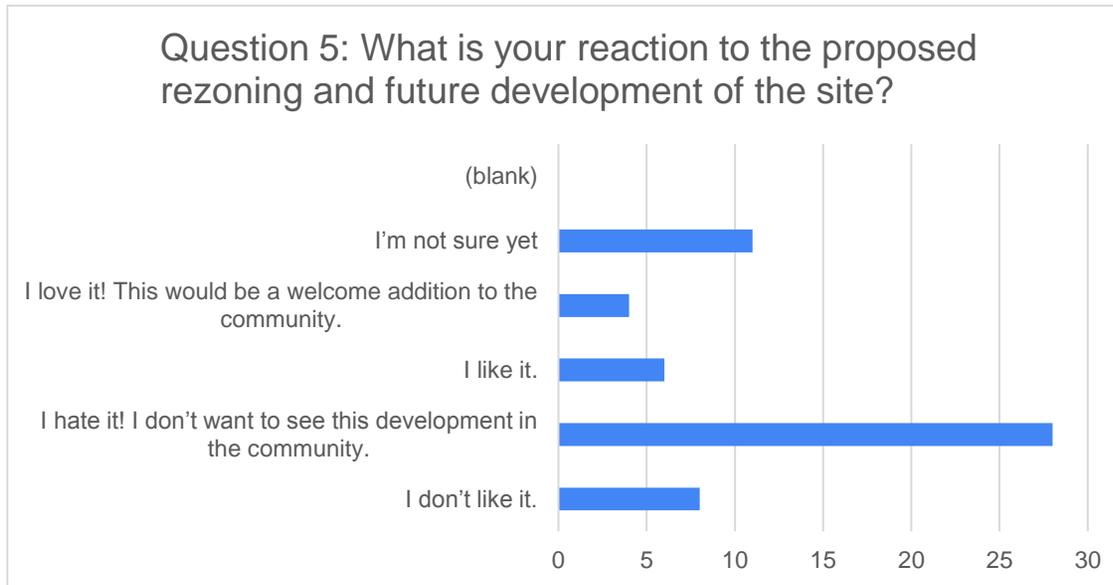


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Question 7: What are you concerned about? Please provide details.

No response

No response

Parking nearby may be an issue, however I would love a commercial space that is within the neighbourhood and walkable (is coffee shop) so personally parking would not be a concern for myself

Already high density area, impacting quality of life for immediate neighbours, loss of light/ views, yet more years of construction noise and garbage, roads not sufficient for increased traffic and parking.

Parking, traffic, aesthetic of an apartment, adding commercial space in a quiet community

parking allocations, there needs to be a minimum 1.5 parking spots per residential unit

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1. All the permitted and discretionary uses listed above. There is no need for more commercial or business places in Woodcroft. Half of Westmount Shopping Centre sits unoccupied that could provide for businesses/services. There are at least 3 strip malls with vacancies for businesses/services within walking distance that have vacancies. The new Christianson seniors building has vacancies for businesses/services. 2. This is a residential area not a commercial area. We have enough problems with speeding vehicles and high traffic usage along 115 Ave as it is. Woodcroft is seeing new families move in with children move in and more traffic means more concern for their safety. 3. A concern about lack of parking. More cars parked on the street means more chances of accidents as well as increased chances of attracting theft.

The zoning allows for a wide range of potential buildings. The impacts for neighbouring properties (e.g. parking, lighting, noise, etc.) are difficult to predict.

I am concerned about transients, parking, knowing your neighbours and results of in-fills. More multi type housing increases crime in the area. In a lot of cases, residents change frequently and you don't know who your neighbors are. I know my neighbours! We are vigilant and know who does and doesn't belong. If these are rentals, most that live there will not support the community they are living in, and unfortunately could care less about their neighbours. I would personally not want to live next door with balconies looking down on my back yard, and the sun blocked out. Not to mention a half a dozen strangers watching my kids in the backyard. Problems have been encountered with in fill and ground being disturbed. We had a neighbour whose windows and doors wouldn't close after an in-fill next door with no recourse with the city or neighbour because she didn't have before and after pictures to prove it. The grade on the new in-fill was raised which also caused her back yard and basement to flood. None of these problems had been encountered prior to the in-fill. With this type of zoning it looks like it is zoned for pretty much anything. Does that include liquor stores and 24 and 7 retail? We have a Mall two blocks away. We have parking problem across from the Seniors complex (The Matheson) on 114 Avenue already, this is just up the street. Half the people in Brentwood park on this avenue already. (Nowadays in some cases you pay extra for a parking spot in a condo or apartment) People either don't want to pay extra for parking, can't afford it, or choose not to park in designated parking. Frat houses/lodging...give me a break. Personal services..

What kind??? This leaves the door wide open.

I think our neighbourhood is nice as it is. I don't want a building of up to 16 metres (4 storeys) in height changing our community's vibe. Let's keep our beautiful Woodcroft as it is.

Parking and traffic for any kind of business or multi family dwellings would be unacceptable in this location. There is a bus stop on this short block so street parking would be totally inadequate for an apartment building and even more so if there were businesses. There is commercial space vacant within a block of the site that does have parking - we do not need any more commercial space within the neighbourhood! When a bus goes down 115, there is barely room for the 2 lanes due to current parking on 115th adding to it would be a nightmare. I think that the corner of 115 and 135 would become a high collision spot if commercial were allowed at 115 and 136. I live on 136 and go through that 4 way stop often. There are also many children going to school crossing that intersection. Having commercial space in that obscure location would also put the kids at higher risk.

It depends upon the type of building. Woodcroft already has adequate high density rental property.

More people, more cars - parking and traffic. Blocking sunlight to neighboring properties

Single family housing much better suited to this area

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A multi-story apt building on this site is inappropriate and does not fit with surrounding structures. This infill structure should be geared towards family housing models with appropriate amenity space for children and family activities

Increased traffic and population in an already high density neighbourhood.

Loss of privacy due to rezoned lot being next door, lack of accessible street parking, blocking of sunlight from height of apartment building, lowering of property values of adjacent properties, noise issues with more neighbours/multiple tenants, increased traffic due to multiple tenants/storefronts in building, potential higher crime rates, higher than normal amount of rental properties in Woodcroft

increased traffic, more retail in a retail dense community, lack of parking with mattheson, homes and christianson so close, high density low income housing in this neighbourhood, increased traffic speeding to cut through the neighbourhood

It should fit the neighborhood, it should stay residential, it should not "take over" the sight lines

No response

Parking, traffic, rise in crime

I agree with densifying the city in theory but i don't want to live near a weed shop or a 7-11

Parking. Parking on the ave and the street are already at a premium.

No response

Increased traffic in an already congested area of the neighborhood, not keeping with the aesthetic of Woodcroft

height

Our concerns are parking which is already an issue. There are already two huge buildings in the neighbourhood and we don't need anymore big buildings.

I do not like the idea of supportive housing being on this lot. I feel this would negatively impact the safety and value of the Woodcroft Community.

We have enough low income housing and apartment buildings. I would like to see modernized housing that would increase our property value not lower it.

Traffic, parking, view obstruction, more crime

Lack of parking, increased traffic, shade, no control of what stores come in- could be something no one wants, removed privacy for people in the homes adjacent, way too close to houses, out of place

I feel there are empty buildings not being used that could be more suitable. I'd like to see more single family homes.

Parking limitations. Busy corner. Doesn't fit well with a family neighbourhood.

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No response

Parking is already an issue in our neighborhood. The streets are so congested that we don't need a unit like that which will bring even more cars. I already don't feel safe letting our child out front without us.

Size, increased traffic, parking issues, size in respect to the homes around it.

Traffic, parking, loss of sunlight

We are one of the infills in the area. We feel that this community needs to be revitalized by providing new families to raise families in a safe and effective manner. With that being said, we also feel that there are several low income family homes/townhouses/apartments and renters in the area already. At times, as we already witnessed during the building process when the SWAT team showed up to deal with an issue across the street and set up to do this directly on my property, that happens too often already in Woodcroft. I am hopeful that more infills and renovations to older properties will continue to take place to keep many more middle class families in this area. I am also hopeful that more families will install cameras, and work together cooperatively and collaboratively in order to maintain a safe and positive community. The alleys and the demographics are a challenge already, and Covid with this pandemic has presented with employment and economics, has impacted our crime rates already. I would prefer to see properties that attract stable economic families to reside there.

Parking

Will effect the neighbouring house?

Too big. Blocks sunlight. Increased traffic within neighbourhood. No provision for parking. Too much densification. Keep commercial uses in commercial areas not in residential.

I am concerned that a 4 story high building will block the sun and skyview for longtime residents who live in 1 and 2 story houses next to and near the proposed development. Also there is a problem with parking in that area, lots of people parking on the street because nearby senior's complex and row-houses don't have enough parking for their tenants.

I'm all for mixed use and accessible businesses, however I think in comparison to existing building heights around that section the proposed 4 stories is too high. I think max of 3 would be more well suited for this section of land.

The idea of having a mixed used building vs just an apartment complex is appealing. Having this building with businesses on the main floor and apartments above could be a great addition to woodcroft. My concern I guess is that it would just be an apartment complex with unenforceable tidiness issues.

I would be happy with a residential apartment building. I see no need for any commercial as it is only a block away from Westmount Mall.

The permitted up to 7 stories (even if it ends up being only 4 storeys) is much too large for that INTERIOR site.

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The idea of having a mixed used building vs just an apartment complex is appealing. Having this building with businesses on the main floor and apartments above could be a great addition to woodcroft. My concern I guess is that it would just be an apartment complex with unenforceable tidiness issues.

No response

That it would change our quiet and charming neighbourhood into a weirdly out of place condensed living with possible retail that does not match my values. It would also depreciate the adjacent homes.

No concern four storie new condos would be great

No response

Size of building, traffic, impact on the character of the neighborhood, precedence for future development.

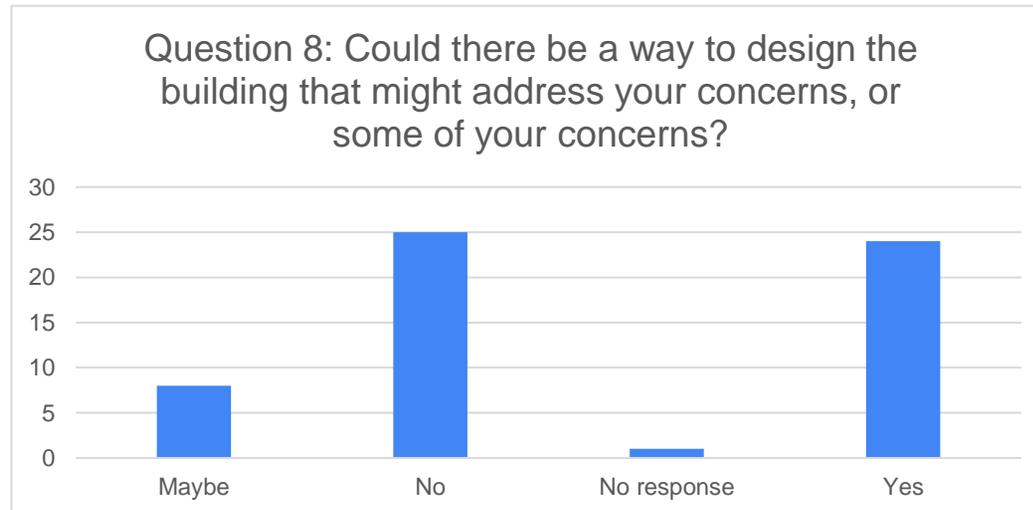
I would be happy with a residential apartment building. I see no need for any commercial as it is only a block away from Westmount Mall.

Parking.

Building could be too high

would love to see some more walkable amenities in the neighborhood — street level retail (coffee shop? restaurant?) in the neighborhood that wasn't encircled in parking like Westmount / 118 Ave

parking, noise, congestion



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Question 9: What might help address your concerns? Please provide details.

No response

No response

No response

Build parking underground

Already high density area, impacting quality of life for immediate neighbours, loss of light/ views, yet more years of construction noise and garbage, roads not sufficient for increased traffic and parking.

They could build an attractive townhouse with parking on site.

allocate sufficient parking on the site

It would be acceptable to have a duplex on this property with a 2 car garage for both halves, not a 4 story apt building.

More details re: the design and how neighbouring properties will be impacted.

We are already have more than enough multi level housing being surrounded by Baywood, Brentwood and senior housing. All the Apts. On 118 Ave and 111 Ave. Enough is enough! We have 21 rental units/basement suites just around our block. We have some great renters but after living here for 25 plus years most don't give back to the community.

Tell the developer, Stoneriver Developments no to have the 2 properties rezoned to RA7, Low Rise Apartment Zone.

Remove any commercial space and require that the developer provide adequate underground or on site parking for the residents.

An attractive condominium development, perhaps a 4 plex could work.

Max 2 story

Single family housing much better suited to this area

A building plan that fits with the surrounding family housing structures. Should not exceed 2 stories and should include amenity space for each dwelling.

N/A

Build a maximum of a duplex (lower height, less tenants, no storefronts)

clear outline of the development plan

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Make it at most duplex or row housing, taller buildings should not be added, more commercial space is also not needed as it is very near Westmount mall and the Sherbrooke corner. We should not be promoting the kind of traffic any commercial use would create

No response

Duplex or triplex size max

If the buildings were for residential and no commercial on the ground floor

Underground parking or garages

No response

Adequate parking for all of the intended uses on the property, not street. Would prefer a triplex to an apartment building

lower height

A single dwelling home

I would like to see some new duplex's or triplex's put in. This would help continue the trend of making Woodcroft a family friendly neighborhood.

Build modernized housing that would increase our property value.

Duplex or triplex as the largest building option

Lack of parking, increased traffic, shade, no control of what stores come in- could be something no one wants, removed privacy for people in the homes adjacent, way too close to houses, out of place

I feel there are empty buildings not being used that could be more suitable. I'd like to see more single family homes.

Don't build in the community

4 storeys is toooooo high. We are already shadowed by Matheson and Christiansen. I live on 135 and 115 and this would be so claustrophobic
Nothing more than 2 storeys please

Nothing. That land should be used for more single family housing. We have been looking to purchase a house in this area instead of renting for 2 years. But houses go so fast in this area.

Making both properties RF3 at most rather than a full rezoning. And increase. I think the RF7 will hurt the neighborhood.

Keeping this zoned for single family homes only.

I do not feel that an apartment complex is what this community needs. We need more prosperous families to live in Woodcroft. This would help balance it more effectively. I am not in favour of building it.

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2 parking stalls on site per unite

Make sure that each resident has a parking spot off 115th Ave and the street. Too many cars parked on the avenue already it's ridiculous.

Maximum two storey houses.

Build only 1 or 2 story houses, make sure there is at least 2 onsite parking spots for each house so that they don't park on the streets.

A stepped back foot print. Having proper setbacks from sidewalk and not a straight up and down structure, bottom floor would be closest to walk and building would step back at 2ns and 3rd floor

As I said above, designing the building to have commercial spaces on the main floor would be great. Cafe's or small businesses could add to Woodcroft

No commercial. Adequate parking for residents in an underground parade below the building as the The Woodcroft apartment building down the street at 11561-136 street has.

The building needs to blend in with surrounding structures so permitted use should not exceed two stories

As I said above, designing the building to have commercial spaces on the main floor would be great. Cafe's or small businesses could add to Woodcroft

I would be happier if this was only residential rather than mixed use. Only because we can't guarantee what goes in. But I'm not overly concerned.

It needs to stay a single family zoned lot.

Condos with no age restrictions

No response

No commercial. Adequate parking for residents in an underground parade below the building as the The Woodcroft apartment building down the street at 11561-136 street has.

Parking.

Nothing

Walkable, approachable design with lots of bike parking (like Oliver Exchange or Ritchie Market), not a giant parking lot in the neighborhood.

4plex max

Question 10: Is there anything else that you would like the Woodcroft Community League team to be aware of? Please provide details.

No response

No response

No response

No response

No response

No response

I would like a community pub in our neighborhood

See my previous email with my objections to the first bylaw amendment request.

No response

I don't have a problem with single family housing. I want to feel safe in my community. More multi housing does not leave me with a warm and fuzzy feeling. I feel like the inner city is encroaching and it's scary.

We need to fight this development now before it changes the vibe of our community.

No response

Parking and traffic are concerns with a 4 story apartment complex.

It MUST blend in with the neighborhood. NO flat top ultra modern looking ugly building

No response

Sick of developers trying to force unacceptable developments in the community. Gives developers a bad name and has led to high level of mistrust.

We already have a lot of amenities around our neighbourhood.

We purchased our home over 20 years ago because it was a single family neighbourhood. We would like to keep the development down, to keep a calm, quiet, and safe community.

No response

No response

No response

No response

No response

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The vacant lot is annoying as it is weed heaven and overgrown. I'd like to see it developed.

No response

No response

No response

Parking in areas close to the Matheson and Christenson developments are a problem. Our quiet cul-de-sac feels like a parking lot as there are residents of these developments and other apartments that park every day for multiple days without moving their cars. We bought on the quiet cul-de-sac because we thought we'd be removed from this.

No response

No response

No response

No response

No response

Grew up in the neighbourhood. Hate to see buildings with limited parking towering over other homes in the area

That it feels like no matter what they will do whatever they want and this is already a high traffic area.

Thank you for what the community league does. We loved skating this winter and are excited to start gardening.

I hope our community can stay feeling like a community. Thank you for getting our voices together on this.

No response

Yes, I am thinking that we need to keep notifying the cities about our alleys, and the condition they are in. There are far too many potholes. This would also help revitalize the community. We need to continue to move towards attracting the right types of residents to choose to live in Woodcroft. This will make it a more attractive and appealing community.

No

Make sure the new building will not affect the neighbour's property as well the parking that will affect the avenue especially in the winter. Woodcroft is beautiful humble neighbourhood I want to keep it that way. There are too many cars parked on the avenue make sure not to add more.

I would not have your survey without help. It is hidden in your website. I bet most community residents are not aware of it. How many hits have you had on this survey? How many hits have you had on the WoodcroftCL site in the last month?

I am really worried that Woodcroft families who live in houses will lose a lot of sunlight and privacy if 4 story apt. bldgs. are allowed to be built all over the place.

No response

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No response

No

Even with two stories, it is going to create traffic and parking problems. They should have to provide underground parking period.

No response

I do not have any problem with more affordable housing, low density housing or infill coming into the neighborhood if it is done well. As it is, our neighborhood is not the worse for it. I think we need that for our city to grow within rather than more and more suburbs. I also think we need to be proactive, knowing it is coming, to figure out what we do want and work to make that happen rather than waiting and then reacting.

No response

Woodcroft is a beautiful diverse neighborhood I love living here

No response

We already have high density with Brentwood homes (which I like) in our community and lots of others available close by at Baywood and garden homes in North Glendora. Also walk ups along 118th. There's access to a large variety of businesses at Westmount, Westmount Village and along 118th Ave. and St Albert trail. We do not need more within our neighborhood. It should remain a quiet residential area. Development of the recreation center will also bring more traffic and resources to the area. Traffic and parking are going to be an increasing problem, disruption and safety concern.

No

If done properly this could be a real win for the neighborhood !

No response