

**Public Open Houses – November 2018
Summary of General Comments Received**

No.	General Comments Received (Summarized)
1	<ul style="list-style-type: none"> • Zoning Feedback: Lack of reference to inclusionary zoning. Where are options for families who can't afford or don't want single family dwellings? • Elfrida represents more urban sprawl. There is no reference to transit plans for the area. Transit plans must be in order before building outwards.
2	<ul style="list-style-type: none"> • It is imperative that an age-friendly community is created, which means a grid pattern of streets allowing bus service and walking. • The Hamilton Street Railway needs to be part of the planning of the neighbourhood.
3	<ul style="list-style-type: none"> • Concern expressed regarding the possibility of losing a grocery store in Dundas.
4	<p>All zoning should consider climate change as a priority consideration.</p> <ul style="list-style-type: none"> • Electrification of most transportation. • Densification of residential areas (no more single family homes). • Higher quality construction to reduce/eliminate energy use (such as for heating, cooling, lighting). • Incorporation of solar panels, thermal water heating, and passive solar. • Incorporation of geothermal heating and cooling. • Greater use of underground space, deeper than current zoning allows. Suggest residential surface, commercial and industrial and some transport underground. • Incorporation of food production, such as with green roofs, greenhouses on rooftops, local community gardens, vertical gardens. • Cooling features such as white on green roofs, trees along sidewalks and in yards and parks. • Inclusion of self-propelled transport options such as bicycles, pedal assist bicycles, and enclosed bicycles. • Mixed Use density such as residential and commercial with potentially limiting occupancy to nearby workers (to reduce commuting). • Minimum social housing density (at least 10%).
5	<ul style="list-style-type: none"> • Concern expressed regarding monster homes and how zoning can address the issue.
6	<ul style="list-style-type: none"> • Need to consider long-term and permanent protection for green space naturally occurring, conservation areas etc. • Must protect agricultural land.

No.	General Comments Received (Summarized)
	<ul style="list-style-type: none"> • When planning new communities, there is an increased need for services – police, hospitals, senior facilities, schools, churches, and other services (community centres, recreation centres), shopping and convenience, restaurants, entertainment, public transit. These are an essential part of creating new communities. • Further consideration of mixing housing densities needs to be done, including issues of noise, traffic, waste collection, property maintenance, and parking. • Road infrastructure considerations are important in planning for new communities – traffic congestion from new developments, proper road access in and out of new developments. There can be significant stress put on the existing road infrastructure.
7	<ul style="list-style-type: none"> • With the projected growth over the next couple decades, how can the City ensure infrastructure, roads, and public safety (emergency response / police) are adequate?
8	<ul style="list-style-type: none"> • Strongly opposed to developing the Elfrida area. • Why is Elfrida targeted for new residential development? There are areas that are much more desirable due to proximity to highways (Hwy 403 / LINC). • Twenty Road West has a lot of available land and is just as “ready” in terms of planning as Elfrida or any other area. It makes more sense to continue to build in the Twenty Road area which is already surrounded by existing housing.
9	<ul style="list-style-type: none"> • Expressed concern with taxes increasing.