

1Valerie Cameron Form Based By-Law Zoning Meeting May 6, 2025

Good Evening Mayor Liggett and Council Members,

By now, I do hope that you have had sufficient time to review and absorb the impact that this proposed Form Base By-law Zoning for the new Official Plan, will have in Residential Established and New Neighbourhoods.

This plan needs further revisions to achieve a balanced approach to Established Residential Neighbourhoods. I am asking Council tonight to approve a working group as requested in my submission, to ensure the Legacy of this Community is preserved for future generations. Legacy: **“the long-lasting impact of particular events, actions, that took place in the past and present.”**

I do hope Council understands the gravity of this proposal This plan is incomplete due to various factors:

- Advertising: Minimal effort has occurred to distribute this crucial residential information to residents, hence the low turn out at these public information sessions, for such an important document. There were 10 people present Apr. 30th. Was this intentional, as many suggest?
- Legislative Policy: Participation is voluntary, not mandatory as outlined in my submission.
- Affordability: We can't build our way out of this housing crisis, this is a false narrative.
- Residential supportive housing is not included.
- Transitional residential housing is not included.
- Non-Profit Housing is not included.
- What was the criteria utilized to determine Established Residential Neighbourhoods? Only 6 displayed on the new Proposed Residential Zoning Map, City wide? Why?
- Inadequate infrastructure for this type of intensification.
- Power Point depicts recognized Established Residential Neighbourhoods. They meet the criteria as outlined on Meridian's website? Refer to Section 2.6 1.9 that states “character preservation for infill intensification must be minor and designed to respect the existing character and provide connections where possible.” This statement is contrary to what Meridian has developed for the City. Merdians principles states on their website preserving and protecting Established Neighbourhoods is crucial. Links:
<https://x.com/i/grok/share/Rp6eWszLVG8iLEkiGmWIGq2dF>.
<https://chatgpt.com/share/68193fe5-a518-800a-82ee-85c6b61725da>
- Power point: I would like to point out that I have included compatible infills and non-compatible in established areas. The Established Neighbourhoods depicted, in my opinion are legacy worthy Established Neighbourhoods. What you see in these pictures, established neighbourhoods with similar characteristics open skylines, oversized lots, mature trees, single family homes, similar scale, similar design features, roof pitch, landscapes, flow of topography, building materials.
- Huron Creek Development was included as a legacy Residential Neighbourhood of the future as Cities grapple with preserving wetlands, urban sprawl and water resources.
- The Devils Creek Watershed is fundamental, to recharge our wells, while filtering the water supply and providing habitat.

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This plan needs further work to achieve a balanced approach for Established Residential Neighbourhoods. I am requesting that a working group be created to include local residents and staff. Including members from the historical and accessibility committees and 2 council members. The request for a working group was in my submission, to ensure the Legacy of this Community is preserved for future generations.

Will you as Elected Community leaders have the courage and passion, to preserve and protect our history and Residential Legacy Neighbourhoods. Creating your own Legacy for future generations to enjoy, work, learn, interact and play.