

March 20/2011

Your Worship & Members of Council,

Re: Concern of Draft #2 of OCP

At the FONVCA meeting of Mar 17th, the members present unanimously endorsed the expression of our concern Re: section 2.5 “Land Use Designations for the Urban Structure” wherein the “Residential Level 2: Detached Residential” inclusive of [secondary] suites and coach hoses) **are** generally allowed up to **approximately 0.55 FSR**.

It was felt that such a generally allowed FSR, especially without an appropriate public hearing (since the above table clause could allow future councils to waive a public hearing because the extra density would be compatible with the OCP) was excessive in the general sense for our current single family designated zones. Clearly developed council policy guidelines would go a long way to add clarity to any future process and public involvement.

FONVCA also has a similar concern with the final sentence preceding the Land Use Designation table – namely that:

“Council may at its discretion consider providing additional density on a case by case basis, where such additional density provides an incentive to achieve public benefits or amenities.”

FONVCA requests that consideration be given to qualifying this discretion with a requirement/declaration to always hold a public hearing in this regard.

It is thus suggested that the sentence read:

“Council may at its discretion, **following a public hearing on the matter**, consider providing additional density on a case by case basis, where such additional density provides an incentive to achieve public benefits or amenities.” The rationale being that council should not use the existing statement in Draft #2 of the OCP as a general mechanism to unilaterally waive future public hearings – even though such additional density provides an incentive to achieve public benefits or amenities.

Yours truly,

Val Moller,
Chair Pro-tem
FONVCA