

# YARROW NEIGHBOURHOOD PLAN WHAT WE HEARD

COMMUNITY ENGAGEMENT EVENT #1 FEEDBACK SUMMARY



#### **PREPARED FOR:**

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# WHAT WE HEARD

# **Community Engagement Event #1 Feedback Summary**

Two virtual public engagement events were held to provide participants with the opportunity to learn about the Yarrow Neighbourhood Plan project and to discuss the following key themes: Residential Development, Commercial and Industrial Development, Yarrow Central Road, Mobility, and Environmental Protection, Recreation and Community Amenities.

The sessions were held on October 4th (12-1 pm) and October 6th (6:30-7:30 pm). A total of 19 participants attended. Key findings from the open discussion are summarized below. For the purposes of this summary, comments were organized into key sub-themes that emerged through open discussion. In some cases, themes are consolidated to reduce duplication of comments.

What we heard about each of these key themes will be used to inform the development of a draft land use plan that will be shared with the public for feedback during the second round of community engagement in early 2022.



## **Residential Development**

#### **Servicing Constraints & Capacity**

- Concern over existing septic tank capacity to support construction of secondary dwellings
- High stormwater levels on heavy rain days and during winter months and need for appropriate drainage

#### Zoning, Density & New Development

- Strong preference for low-density housing in the form of single-detached dwellings on large lots.
- Important to maintain larger lot sizes and limit subdivision development to retain existing character.
- More housing options, such as coach houses, are needed to retain younger demographic and offer downsizing options

- Concern loss of farmland / ALR
- Concern that new development will contribute to more traffic and impact rural character of neighbourhood

#### **Rural Character**

- Retaining Yarrow's rural character is important to residents
- Farming and the farmers' market are strong characteristics of the rural nature of Yarrow
- Important to maintain ALR
- Concern over impact of more development on farming practices
- Desire for Yarrow to remain as is





# **Commercial & Industrial Development**

#### Conflicting Land Uses & General Disturbance

- Concern over proximity of industrial activity and commercial to residential areas resulting in truck traffic, evening noise and road safety issues
- Concern over impact of industrial activity on farming practices (e.g., traffic and noise are causing animal stress)
- Concern over visual appearance and outdoor storage of industrial properties

#### **Local Business & Business Diversity**

- Maintain and enhance existing commercial uses. Important for maintaining rural character and attracting visitors to the area
- Important to ensure businesses are local, small-scale and appropriate in rural context
- Concern over lack of diversity of amenities and services offered locally
- Opportunity for new commercial space on commercially zoned properties



### **Yarrow Central Road & Mobility**

# Connectivity & Safety

- Yarrow Central Road is a key connector for movement in and out of Yarrow
- Concern over lack of sidewalks, crosswalks, and disconnected cycling network along Yarrow Central Road, between No. 3 Road and Boundary Road, between Ekhert Road and No. 3 Road; along Wilson Road, along Poplar Road; and near Yarrow Community School
- Concern over limited traffic calming measures and pedestrian signals to address road safety concerns at Yarrow Central Road and Stewart Road, Yarrow Central Road and Cherry Street, and Yarrow Central Road and Wilson Road

- Important to increase pedestrian safety and comfort, especially along Yarrow Central Road
- Desire for improved connectivity between community destinations

#### **Traffic & Parking**

- Concern over traffic volume and traffic speed, especially during summer months
- Desire for traffic alleviation along Yarrow Central Road
- Concern over availability of parking especially if there are new businesses introduced



#### **Active Transportation**

- Yarrow is a popular destination and thoroughfare for cyclists
- Concern over disconnected pedestrian and cycling network and impact on safety of active transportation users, particularly along Yarrow
  Central Road
- Concern over cyclists sharing road with vehicles and sharing sidewalks with pedestrians and impact on safety of all road users
- Clearly designated pathways for cyclists are needed
- Investment in pedestrian and cycling infrastructure especially along river trails and to reduce dependency on vehicular travel
- Interest in improvements across railway track for cyclists to support connections across river

#### **Urban Design Improvements**

- Storefront appearances and aesthetic improvements along Yarrow Central Road (planters, trees, street lighting) to improve pedestrian comfort, "quaint" appearance, and cohesiveness
- Ensuring uniformity in application of planters and regular maintenance is important
- Sidewalk uniformity and general neighbourhood maintenance and upkeep



# **Environmental Protection, Recreation & Community Amenities**

#### Waterways & Natural Habitat

- Parks, trails and river are treasured and well-used
- Important to protect greenspaces, waterways and natural habitat and preserve and maintain trails
- Concern over introduction of invasive species
- Concern over septic system capacity and impact on soil and water table

#### **Recreation & Facilities**

- Parks and skate park are well used by community members
- Interest in more recreation facilities for families with children

#### Neighbourhood Maintenance & Upkeep

- Concern over littering and lack of garbage disposal locations, especially on the Vedder South Dyke Trail
- Recycling options and locations are needed in the community

