

Zoning Impacts

Site Plan Questions

- What's the current lot size?
- What is the current/proposed **Land Use Type**?
- What is the current/proposed **Zoning District Type**?
- What's the benefit or reason for rezoning?
- Are there conditions on the property now?
- Are you requesting variances for this property? What are those variances?
- How are surrounding properties zoned?
- What size buffers are required between properties?
- Is there currently a structure on the site?
- How tall will the new structure(s) be?
- Do tall buildings conform to Transitional Height Plane requirements?
- Do you have confirmed tenants for office or retail?
- Is there a marketing plan (website, pre-sales)?
- Will construction be completed in phases (retail first, then housing, etc.)?
- Who is the design firm?
- What other projects has the design firm done?
- What other projects has the developer done?

Housing Questions

- What is the overall density of the development?
- How many units are there (single family, townhomes & apartments)?
- What is the price point for the housing?
- What is the square footage of the units?
- Are they rentals or buy-to-own (fee simple)?
- Is housing build-to-suit or will model templates be used?
- Will affordable, market rate or workforce housing be included?
- Are you retaining ownership of rentals?
- What are the yard setbacks?
- Are townhouses rear-loaded or front-loaded?
- Are there garages for single-family homes?
- Will there be a homeowners association ?
- Is there federal or special financing involved (Section 8, Section 42, etc.)?

Public Safety & Transportation Impacts

Traffic Questions

- Has a traffic study been done?
- How much increased traffic do you expect?
- Will improvements be made to intersections or roads signals?
- Will roads inside the development be public or private?
- One-way or multi-lane roadways?
- Are traffic calming devices involved (speed bumps, etc.)?
- Parallel or on-street parking?
- Suitable amount of parking spaces available?
- Are there entry gates?
- How many curb-cuts or entry points are there?
- Can a firetruck or school bus turnaround?

Public Safety/ Works

- What will the hours of operation be?
- Will sidewalks or bike lanes be included?
- How wide will sidewalks be?
- Type of street lighting (upwards or downwards, LED or sodium vapour)?
- Will recycling be available to residents?
- Will dumpsters or rolling bins be used for refuse?
- Will refuse containers be screened or hidden?
- Are bicycle racks or storage lockers included?
- Will fencing be constructed for security or privacy?
- Is sewer capacity sufficient for the size of development?

Environmental Impacts

Water Impacts

- How are you containing your water?
- Underground - Detention Pond - Retention Pond?
- How much impervious surfaces will there be?
- What impact will stormwater runoff have?
- Are there any protected streams or rivers nearby?
- Has a hydrology study been done?

Tree Impacts

- Has a tree study been done?
- Are there any specimen trees on the property?
- Are you going to save, relocate or replace them?

Greenspace

- How much greenspace will be included?
- Will it be a public or private park?
- Would a playground or dog park be included?
- What kind of buffers will be included in the plan?
- Will buffers be graded or undisturbed?

Other Issues

- Will asbestos, PCB's or other hazardous waste be removed from the site?
- Will materials, such as old concrete be reused on-site?

Aesthetic Compatibility

Construction & Signage Questions

- What types of materials will be used for construction?
- Does the development require signage?
- How tall will the signs be & what materials will be used?
- Are the signs internally illuminated at night?
- Will this development create additional noise or light pollution?
- Are cross-elevations of the buildings available?
- Is there a landscape plan included?
- Will there be streetscapes or screening vegetation used?
- Are there historic aspects of the site or surrounding sites?

Educational Impacts

- What schools will be impacted by the development?
- Will this cause overcrowding in particular schools?
- Will crosswalks and sidewalks be safe for children?
- Can a school bus enter and exit the development?