

Rembrandt Homes 2081 Wallingford Ave

Site Plan Amendment Application
March 23, 2015

Stonebridge Development



Application and Reason for a Change

- **Can not sell units abutting Wonderland Road N.**
- Potential customers all say that they like the interior and exterior design of the units but **the visual proximity of traffic on Wonderland is perceived as too close** and they refuse to make an offer
- **Change in the Site Plan fencing** - delete a wrought iron boundary fence and replace it with a solid 2.4m Slim-TEX Fence
- Seeking a change to be able to build out the development and to protect the investment the existing condo owners have made in their homes.

Rembrandt Back to Front Development



Wonderland Elevation



Front yard courtyard



COURT YARD UNIT # 7

Rembrandt's Efforts to date

- Rembrandt has been marketing the units for almost 4 years since the design approval - 2.5 -3 years with models and aggressive marketing plan - **NO SUCCESS**
- Lack of sales is directly attributed to no privacy fence
- Provided significant financial incentives to sell the courtyard models
- Provided other financial arrangements to encourage the sale of models
- Provided enhanced landscaping in the front and back of the units
- Employed a sales force experienced in selling back to front units
- Explained to purchasers the City objectives in the site design
- Despite all efforts - NO sales of the boundary units
- Have attempted to work with City staff to find an acceptable solution

Agreements with Staff

- Staff agree a change in fencing is required to assist in the sale of the boundary units
- Staff agreed in principle that a change to a solid privacy fence is acceptable
- Staff report indicates they accept in principle Rembrandt's alternative design

Points of disagreement

- The height of the fence (1.8 vs 2.4 m)
- Do not agree with Rembrandt's preferred fence
- Alternative option - depth of the landscape insets (0.6 vs 1.5m)
- Alternative option the height of the insets to 1.2m

Rembrandt Preferred Fence

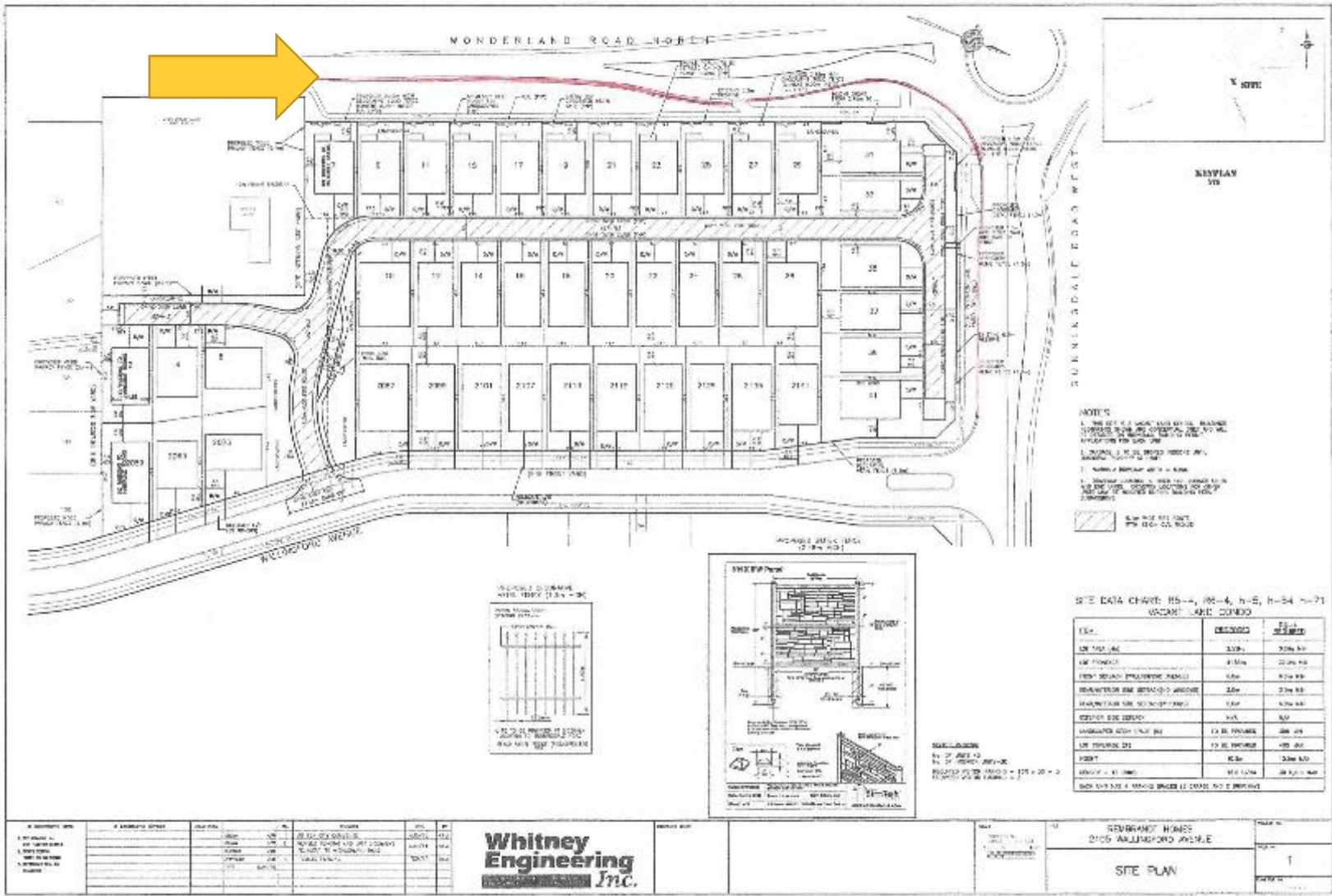


Rembrandt's Preferred Fence Design

- 2.4m height provides the required visual barrier – addresses the major reason why no sales
- The vegetative insets will provide softer relief along the fence
- Consistent with the solid fencing used within the Sunningdale subdivision
- Maximum security option
- Provides modest noise attenuation for others during build out
- Provides the best option to succeed in selling units

City's reasons for non support Rembrandt's preferred fence

- *Do not want to set a precedent for west side of Wonderland* – With exception of a small section at the NE corner, the frontage on Wonderland Rd is commercial, institutional, VLC with a window street and than a draft approved subdivision with a window street. – **Proposed change will not impact west side development**
- *Lacks aesthetic appeal* – Rembrandt has added more vegetation insets along the length of the fence.
- *Height too high* – any reduction in height will not address the perception of the closeness of the traffic moving along Wonderland as traffic will be visible from the unit
- *Not pedestrian oriented.*



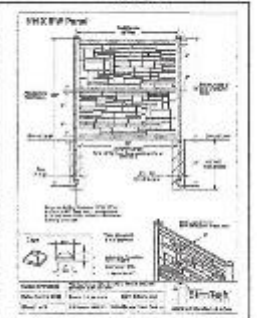
- NOTES
1. THE SITE IS A LOCAL SUBDIVISION. ALL LOTS ARE TO BE DEVELOPED WITH SINGLE-FAMILY RESIDENCES.
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SITE DATA CHART HS-4, RS-4, R-E, R-S4, R-71
UNSATURATED SAND

ITEM	REMARKS	AREA
LOT 1	2,500 sq ft	2,500 sq ft
LOT 2	2,500 sq ft	2,500 sq ft
LOT 3	2,500 sq ft	2,500 sq ft
LOT 4	2,500 sq ft	2,500 sq ft
LOT 5	2,500 sq ft	2,500 sq ft
LOT 6	2,500 sq ft	2,500 sq ft
LOT 7	2,500 sq ft	2,500 sq ft
LOT 8	2,500 sq ft	2,500 sq ft
LOT 9	2,500 sq ft	2,500 sq ft
LOT 10	2,500 sq ft	2,500 sq ft
LOT 11	2,500 sq ft	2,500 sq ft
LOT 12	2,500 sq ft	2,500 sq ft
LOT 13	2,500 sq ft	2,500 sq ft
LOT 14	2,500 sq ft	2,500 sq ft
LOT 15	2,500 sq ft	2,500 sq ft
LOT 16	2,500 sq ft	2,500 sq ft
LOT 17	2,500 sq ft	2,500 sq ft
LOT 18	2,500 sq ft	2,500 sq ft
LOT 19	2,500 sq ft	2,500 sq ft
LOT 20	2,500 sq ft	2,500 sq ft
LOT 21	2,500 sq ft	2,500 sq ft
LOT 22	2,500 sq ft	2,500 sq ft
LOT 23	2,500 sq ft	2,500 sq ft
LOT 24	2,500 sq ft	2,500 sq ft
LOT 25	2,500 sq ft	2,500 sq ft
LOT 26	2,500 sq ft	2,500 sq ft
LOT 27	2,500 sq ft	2,500 sq ft
LOT 28	2,500 sq ft	2,500 sq ft
LOT 29	2,500 sq ft	2,500 sq ft
LOT 30	2,500 sq ft	2,500 sq ft
LOT 31	2,500 sq ft	2,500 sq ft
LOT 32	2,500 sq ft	2,500 sq ft
LOT 33	2,500 sq ft	2,500 sq ft
LOT 34	2,500 sq ft	2,500 sq ft
LOT 35	2,500 sq ft	2,500 sq ft
LOT 36	2,500 sq ft	2,500 sq ft
LOT 37	2,500 sq ft	2,500 sq ft
LOT 38	2,500 sq ft	2,500 sq ft
LOT 39	2,500 sq ft	2,500 sq ft
LOT 40	2,500 sq ft	2,500 sq ft
LOT 41	2,500 sq ft	2,500 sq ft
LOT 42	2,500 sq ft	2,500 sq ft
LOT 43	2,500 sq ft	2,500 sq ft
LOT 44	2,500 sq ft	2,500 sq ft
LOT 45	2,500 sq ft	2,500 sq ft
LOT 46	2,500 sq ft	2,500 sq ft
LOT 47	2,500 sq ft	2,500 sq ft
LOT 48	2,500 sq ft	2,500 sq ft

WATER SUPPLY

WATER SUPPLY	WATER SUPPLY	WATER SUPPLY	WATER SUPPLY	WATER SUPPLY	WATER SUPPLY	WATER SUPPLY	WATER SUPPLY
1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48



Whitney Engineering Inc.

REBRAND HOMES
3105 ALLINGHAM AVENUE
SITE PLAN

Grade Difference



Two suggested fence alternatives

Rembrandt Alternative



City Urban Design Alternative



Depth of Insets



Shallow roadside yard



Why no to a 1.5 m inset

- Very shallow 6 m yard
- Moving the barrier fence in by 1.5 m represents a 25 % encroachment into an already narrow yard
- Already have a 2m porch within the 6 m - add another 1.5m inset for gate and vegetative plantings, the fence and gate will only be about 2 m from the porch
- Would expect the closeness of the inset fence will be a deterrent to sales as homeowners would have an even smaller yard
- 1.5 m inset would be acceptable if the preferred fence is approved -inset would be align with bedroom of dwelling
- Alternative fence with gates, 0.6m is an ample space for the vegetation to grow and survive

Height of Insets

Rembrandt Alternative



City Urban Design Alternative



Why no to the 1.2 height of insets

- Main issue is the visual proximity of road traffic
- 42% of the fence run with no visual barrier
- With the gate and the two vegetative planting areas, leaves too much of the fence open with no visual barrier.
- 1.2 m height of inset does not address the need for a visual barrier
- Reduces the opportunity for success and the ability to sell units as too much of the total fence length will not have an effective visual barrier
- Need to maintain the 2.4m height to provide an effective visual barrier.

Implications of status quo

- Existing Condo owners
 - Wonderland Road improvements have resulted in more traffic = more noise
 - Since the boundary units are not constructed the expected noise barrier (units) for internal units has not been constructed.
 - Uncertain when the neighborhood will be completed -living in a construction zone.
 - Concern over potential impact on resale price of purchased unit.
 - Concern that purchased units will maintain their value without a build out of the site
 - On going public relations issue with developer and City.

Implications of status quo (con't)

City

- No Development Charges Revenue for 20 units \$554,000
- No Building permit fees for 20 Units \$ 24,000
- No Property Tax revenue for 27 units @\$5,000/unit (annually) \$135,000
- Property Tax loss to date (estimated) \$50-75,000
- On going political issue
- Any further improvements to Wonderland Road/Sunningdale, City could be requested to install a privacy/noise wall at taxpayers expense.

Implications of status quo (con't)

Rembrandt

- Can not complete the build out of the site.
- Without a change in the fence, can not build the units which provide the noise attenuation for interior units
- Condo Corp is registered - no options to alter the form of housing on the site
- Seven (7) model homes built – 5 impacted by lack of privacy fence
- On going carrying costs
- Without some change expect on going public relations issues with existing residents and the City

Request

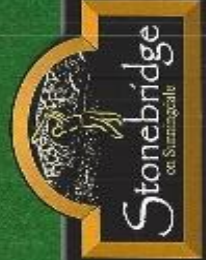
- Committee not support the staff recommendation
- Committee support the preferred Rembrandt Fence design of a solid 2.4m (8 ft.) privacy fence.
 - Is the required height to provide necessary visual barrier
 - Provides the maximum security
- If the preferred fence design is not supported, request the Committee recommend the Rembrandt Alternative Fence design of 2.4 m (8ft.) height with gates with the 0.6 m vegetative insets framing the gates

QUESTIONS

Units not sold



www.rembbrandthomes.ca



Why 2.4 m in height?

- Provides the height along the Wonderland frontage to best block the visual proximity of traffic
- Wonderland is as close as 7m at the roundabout
- Given the grade difference of the site from south to north, still able to see the roof lines and a portion of the front elevations for the units
- Anything less than 2.4 will not achieve the desired result of a visual barrier screening out the Wonderland Road traffic.
- Agree to reduce the fence height to 1.8m at the north end around the corner – the privacy fence mainly to screen the dwellings from the headlights
- Do not want a partial solution – very costly to replace the fence for the sake of 2 feet

H -71 Zoning provisions

- h-71 Purpose: To encourage street orientation development, the Owner shall prepare a building orientation plan which demonstrates how the front façade of the dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved), acceptable to the General Manager of Planning and Development.

Issues

- **PRIMARY ISSUE** is the perception by potential purchasers that the proximity of drive by traffic on Wonderland Road is too close
- What changes can be made which provide the greatest opportunity of sales
- Need relief in some manner to be able to build out units abutting Wonderland
- Need for a continuous privacy fence along Wonderland Road and a small section along Sunningdale
- New fencing cost and engineering cost is totally the responsibility of Rembrandt
- No need to change the Condo declaration

Proposed City Fence Design

- Does not provide the required continuous visual barrier - the **low profile does not** address the primary reason for a change – i.e. perception of traffic too close to the unit inside and outside the unit- does not sufficiently block out the visibility of moving traffic
- Provides very little visual barrier at all for almost 40+% of each unit site
- Provides very little noise attenuation
- If the design still does not work, loss of time and then major cost to replace to construct a higher fence
- Not confident the design will result in sales due to its shortcomings

VLC Noise Wall south of Wallingford Site



Second Boundary solid fence



Rembrandt's Alternative Design

- Provides the required height to block the sight of traffic on Wonderland
- Gates will provide eyes on the street
- Travelling/walking public can still see front elevation of units. Vegetative framing of gates creates interests for pedestrian
- Reduced height at the NW corner allows those entering the City from the north to see more of the units
- Addresses the Urban Design objectives while still tackling the perception of the closeness of traffic
- Does not deal with security issue

Two Initial Fence Options

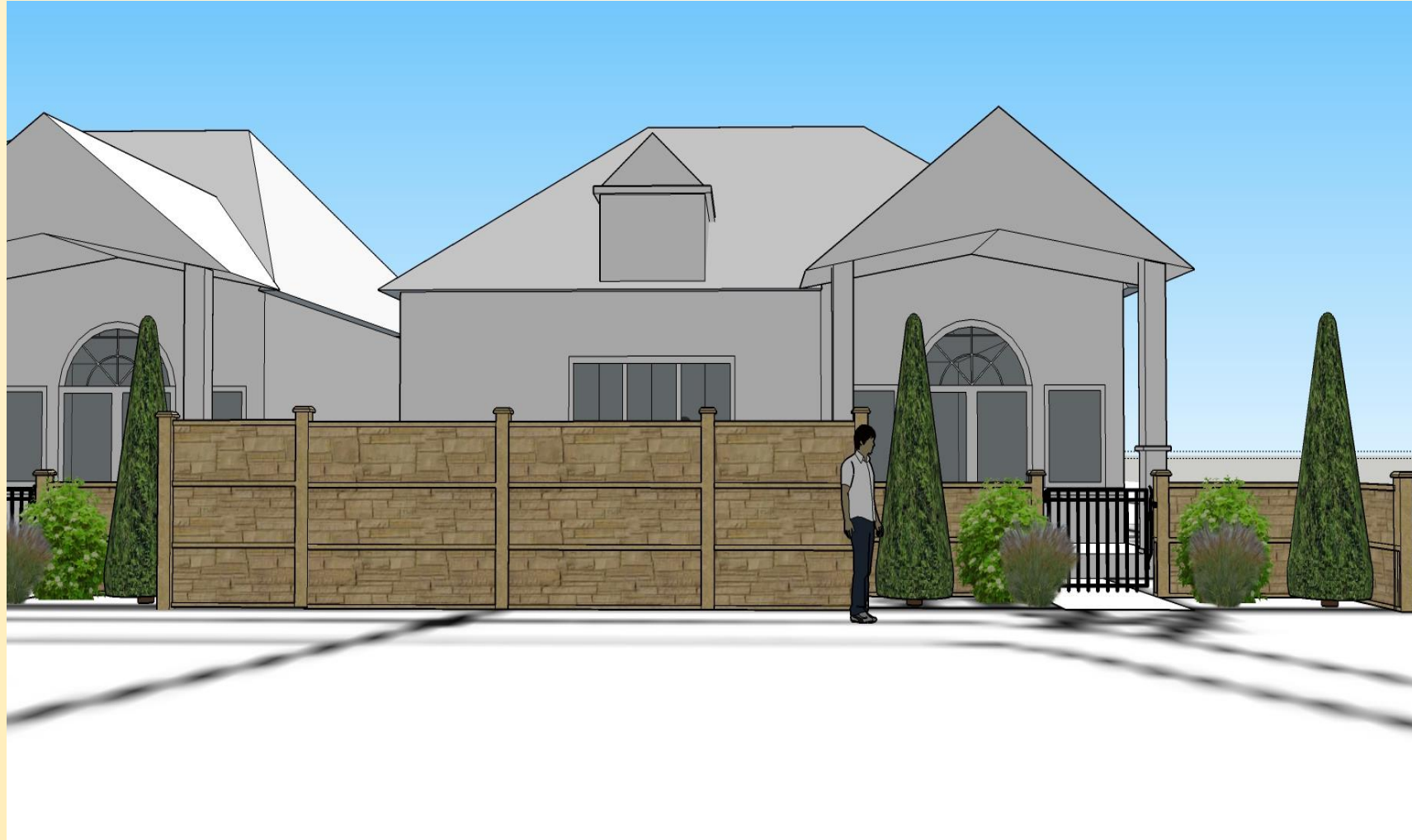
Rembrandt Preference -no gates



Reply as a City Suggestion



City Fence



Two suggested fence alternatives

Rembrandt Alternative



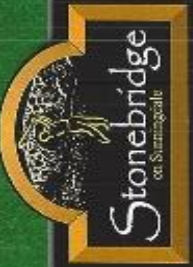
City Urban Design Alternative



Units not sold



www.rembrandthomes.ca



h-54 Purpose: To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the h-54 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London. (Z.-1-041290)

Requirements of Urban Design at Approval Stage

- *Back to front units* – Special house design were developed and models built which have two front elevations. Satisfied the H-71 Holding Provision - NO CHANGE
- *Move the houses as close as possible to Wonderland* – design layouts resulted in very shallow west side outdoor space – NO CHANGE
- *Protected outdoor living space needs to meet Provincial Noise Guidelines-* Courtyard in the interior front yard for each unit have been designed and models built which meet Provincial standards – NO CHANGE
- *Provide a pedestrian access for each unit* – gates have been installed and potential purchasers have raised major concerns with future security issues. Concern for existing condo owners. ALTERNATIVE PROPOSAL HAS A GATE FOR UNITS
- Meeting the certain parameters of urban design has resulted in not being able to sell boundary units