

We, the concerned residents and neighbours of the Orkney / Angus neighbourhood are speaking out in opposition of re-zoning application Z-8945 related to 536 and 542 Windermere Rd.

This proposed townhouse development is too large for the selected properties (536 and 542 Windermere Rd). The majority of our concerns regarding this application are a direct result of this excessive density and the lack of appropriate setbacks. Issues such as privacy, access to sunlight (shadowing effect), significant height transitions, insufficient on-site parking, inadequate space for proper waste management, loss of trees and more are all impacted by the overall scale (massing) of the proposed townhouse buildings (16 units) for the development space available. This can be demonstrated by the fact that even with the requested R5-7 zoning by-law (which allows for the maximum level of density for townhouse developments), the developer **cannot** meet the zoning by-law requirements regarding minimum setbacks.