

Impact of Z-8945 on 127 Orkney Cres





SAYING
YES
TO DEVELOPMENT

From: Tony Mara [mailto:ttmaranet@gmail.com] On Behalf Of Tony Mara
Sent: Wednesday, June 20, 2018 9:37 PM
To: mathew.c@zpplan.com
Subject: re: proposed townhouse development on Windermere Rd

Hi Matt,

Thank you for arranging the meeting last week so the developers could get to meet us - the neighbourhood, as well as us to meet them. The meeting, while challenging to accept what is being proposed, was instructive.

You asked at the time what our concerns are as well as what would make this proposed development more tolerable. The following are my initial thoughts towards this:

- Move the buildings further in / away from the property lines, leaving some green space in between the development and our neighbourhood to the north, east and west
- Leave the existing trees that are near the property line in tact and as is to provide an element of privacy and help serve as a buffer between these buildings and the surrounding neighbourhood
- Increase the number of parking spaces to allow more spaces per unit
- Ensure the property lighting around the premises (building and parking lot) is directional towards your property, and of reasonable level to minimize the effect on our home during the night

While these modifications do not make your proposed townhouse development preferred, it would certainly help to reduce the negative impact on our property as well as the surrounding neighbourhood.

THE NEIGHBOURHOOD'S PERSPECTIVE

REGARDING STAFF RECOMMENDATIONS

- We agree with staff's recommendation to set the new zoning as R5-5, allowing up to a maximum of 12 units on the combined site
- We agree with staff's recommendation to set the maximum height at 10.5 metres
- We agree (and appreciate) the h-5 holding provision which allows community involvement during the site planning process
- We DO NOT agree with staff's recommendations for special setback provisions as requested by the applicant

WHAT WE ARE ASKING

- Leave setbacks as defined in the R5 zoning by-law at this time
- Require a larger setback towards the northern property line shared with 127 Orkney Cres IF the development plan calls for a front facade like what has been proposed in this application
- Establish an easement that defines a dedicated buffer zone to protect existing trees along the perimeter of the site
 - 5 metres from the trees closest to the northern property line of 536 and 542 Windermere Rd
 - 3 metres from the western property line of 536 Windermere Rd adjoining 123 Orkney Cres



WHAT WE ARE ASKING

- With regards to the h-5 holding provision, we request an addition that states the following:
 - ...and to ensure development takes the form approved by Council, the site plan/development agreement is executed by the applicant and the City prior to development and the removal of the "h-5" symbol
- This is to ensure that what is agreed upon during public participation through the site planning process is what ends up being executed during construction

- THIS SITE HAS LIMITATIONS DUE TO THE NECESSARY EASEMENT TO PROTECT THE WATER MAIN ALONG THE EASTERN SIDE OF 542 WINDERMERE RD
- THAT IS NOT OUR FAULT
- WE ASK THE PLANNING COMMITTEE TO NOT MAKE US (THE NEIGHBOURS) HAVE TO PAY THE GREATEST PRICE IN THIS SITUATION

If a development plan is presented that appropriately fits on this site, allowing for sufficient buffer space between our adjacent properties and which includes the preservation of the existing mature trees along the perimeter of the properties, we will not oppose it