

536&542 WINDERMERE RD.

Re-zoning Application (Z-8945)
2492222 Ontario Inc.

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Presentation to City Council (distributed)

Charles Spina, 9 Lavender Way (Ward 5)

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Order

- Introduction
- Observations and Conclusions
- Summation

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Spina Residence Proximity to Subject Lands



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Zelinka Priamo Planning Justification Report Statements July 2018

Mitigation of Adverse Impacts

In the context of infill and intensification developments, adverse impacts are typically considered to be loss of privacy, noise, and the visual impacts of site development (including any shadowing). Privacy will be maintained through the use of landscaping, retention of trees, fencing, and lack of windows, as noted above. There is no reasonable expectation that the proposed development would generate noise beyond what would typically be expected from a residential development. The visual impacts of the proposed development are minimal given the height of the proposed buildings and proposed landscape and fencing treatments. Lighting for

This is a correct statement

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Zelinka Priamo Planning Justification Report Statements July 2018

Mitigation of Adverse Impacts

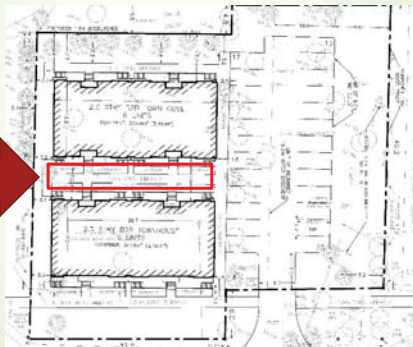
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Privacy

The right generic privacy conservation strategies, but marginally effective because of the scale challenges inherent in the building dimensions

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7 Neighbours' Privacy is an issue for sure, but what about the Occupants' Privacy?



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8 Zelinka Priamo Planning Justification Report Statements July 2018

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Noise

**There is every reason to expect noise 24/7.
The reasons are identified in a following slide.**

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9 There is a Huge Leap from R1 to R5

Current Zoning

Zone: Residential R1 (R1-6) Zone

Permitted Uses: single detached dwellings

Height: maximum 10.5 metres

Requested Zoning

Zone: Residential R5 (R5-7(_)) Zone

Permitted Uses: cluster townhouse dwellings and cluster stacked townhouse dwellings

Special Provision(s): reduced front yard depth minimum of 2.1 metres and reduced interior

side yard depth minimum (westerly) of 1.7 metres

Residential Density: maximum 60 units per hectare

Height: maximum 12 metres

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10 The 536/542 Discourse has been Exclusively Site-Based

- The issue is occupant density, yet it has been given scant attention, despite the high probability that this will end up being a 60-unit complex. Nobody wants to talk about it, even though it is the single most important quality of life factor
- City staff may not have clear statutory authority to consider this deterministic variable, but Council does, and it has precedents to support it:
 - London Zoning By-law Z-1 (Section 2 – Definitions) restricts the number of bedrooms allowed in certain areas. Why? To control the number of people residing on the property.
 - The OBC establishes the max. number of persons per "sleeping room" at "2"
- Doing the math for Windermere: **60 bedrooms X 2=120.**
- We could see anywhere from 60-120 people on this site during evening hours vs. 10 if these remained R-1 properties

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11 R5-7 Deviations (this list, prepared by staff, was useful, but it is only marginally relevant)

BY-LAW RESTRICTIONS	REQUIRED	AS SHOWN ON PLAN
(a) Use	Townhouses stacked townhouses	Back-to-back townhouses
(b) Lot Area (m ²)	1,000 sq m	2,771 sq m
(c) Lot Frontage (m)	30.0m	57.7m
(d) Front Yard (m)	8.0m	*2.1m
(e) Rear Yard (m)	6.0m	6.0m
(f) Interior Yard (m)	4.5m / 4.5m	*1.7m / +20m
(g) Exterior Yard (m)	N/A	N/A
(h) Landscaped Open Space	30%	48%
(i) Lot Coverage	45%	29%
(j) Height (m)	12.0m	~9m

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The Not-So-Obvious Consequences of Hyper intensification.....

and over reliance on the infill mantra to justify all manner of deviation from R1 prescriptions

Selected impacts within a defined 300-metre radius →

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Direct Impact Radius

(Assume 60-120 Residents)

People thinking that Angus is an access road to Windermere. A logical assumption, because it used to be open to Windermere. And cars still come down looking for an exit despite the no exit sign.



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Direct Impact Radius

(Assume 60-120 Residents)

People will park behind the property on Orkney and on Angus, then take the existing Walkway through to Windermere.

They are welcome to use the walkway, but the streets? Will they have a choice, given shortage of parking on the property?



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Direct Impact Radius

(Assume 60-120 Residents)

Scouts Canada property



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Direct Impact Radius

(Assume 60-120 Residents)

IVEY property



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Direct Impact Radius

(Assume 60-120 Residents)

Constant vehicular ingress/egress



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Direct Impact Radius

(Assume 60-120 Residents)

Jay walking congestion

...to get to those cars.

Closest light is 300 metres away



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19 Let's Depart from the Correct Baselines

- These are R1 properties today
- If this application for R5/(R5-7) were to be successful, it would allow 60 units/hectare by right
- The site plan proposes :.60 units on .277 hectare
- Arithmetic: $60 / .277 = 216$ units/hectare
- Deviation from R5 = +300%

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20 Let's not be handcuffed by the Vernacular. Is this a case of.....

► “Intensification”or **Oversaturation?**

One
causes
the
other

► “Infill”or **Overflow?**

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22 Why is the City making these trade-offs? It can certainly transact better deals than this one

1. Reduced surrounding \$ assessment base i.e. tax yield
2. Fire and police costs
3. The other identified consequences

For the City



1. Major deviations from R-5
2. Projected 20-25% low-risk ROI (10 year NPV horizon)

For the investor

Author's note: I would be happy to share the cost/benefit model with anyone who wants to see it

23 Summation

- This is not a residential development, it is a commercial development escaping designation as such by the zoning, “infill” and “intensification” vagaries and ambiguities
- It is to be expected in such an environment that a developer would want to resolve ambiguity in its favour by forcing the most revenue capacity into the site plan
- Not surprisingly, the ROI for this project, based on a **short, ten-year cash NPV period/horizon is 20-25%**; higher when you push out the horizon
- When all financial and non-financial costs are accounted for, there is **net negative value to the City**
- Recent questionable site project executions**, respectfully stated, give me cause for concern about this one

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24 Half-Baked

Richmond
and
Hillview



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Half-Dressed

Centre St.



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Half-Hearted

Head scratcher cinder block infill

Richmond and Oxford



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Half Back

Richmond St.,
South of the Bridge.
Siting error, causing
standing/stopping
obstructions.....
and that really odd lane
squiggle



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Half-Dressed (re-visited)

Centre St.



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Undressed!

New build.
Location: Does it Matter?

Weathered flake/water
board



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Summation

- This is not a residential development, it is a commercial development escaping designation as such by the zoning, "infill" and "intensification" vagaries and ambiguities
- It is to be expected in such an environment that a developer would want to resolve ambiguity in its favour by forcing as much revenue capacity into the site plan
- The ROI for this project, based on a **short, ten-year cash NPV period/horizon** is 20-25%; higher when you push out the horizon
- When all financial and non-financial costs are accounted for, there is **net negative value to the City**
- Questionable planning, approvals and projection execution gives one cause for concern
- **This application should be denied.**



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