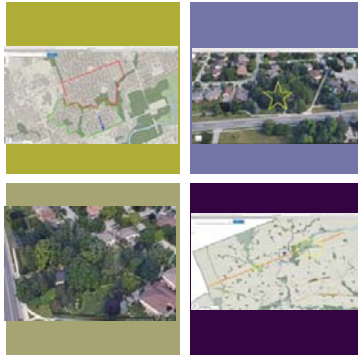




Rezoning By-Law Amendment; File Z-8945
 Applicant 2492222 Ontario Inc.
 536/542 Windermere Road



A Case in Opposition to Rezoning from R-1 to R-5

Planning & Environment Committee
 January 5, 2019

Submitted in absentia by:
 David A. Leckie, P.Eng (Retired)
 (Former Director, Roads & Transportation
 City of London)
 Residence: 138 Orkney Crescent
 London, ON, N5X 3S1

+ Preface

- I regret that I could not have been in attendance to make this presentation in opposition to the proposed rezoning of the existing two single detached dwellings on properties 536 & 542 Windermere Road.
- Unfortunately I have an advance commitment that cannot be rescheduled.
- Unfortunate indeed, as I would have liked to have attended in solidarity with the newly formed Orkney/Angus Ratepayers Association - who are in vehement opposition to a development that will intrude into the very quiet, mature neighbourhood that reflects the success of previous City Planning policies.

David Leckie

+ The Undertaking

■ Issues:

Rezoning and Neighbourhood Impact

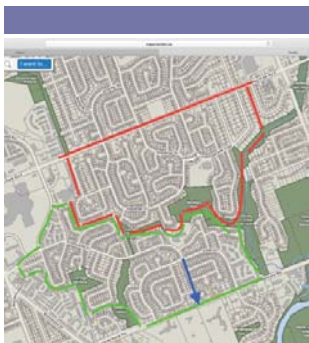
■ Question:

Why Mess with Success?

+ The Presentation

- | | |
|----------------------------|------------------------|
| 1. Location Context | 5. Council Consistency |
| 2. "Infill" Justification | 6. Site Plan |
| 3. Transportation Context | 7. Overview |
| 4. Urban Forestry Strategy | 8. Decision |

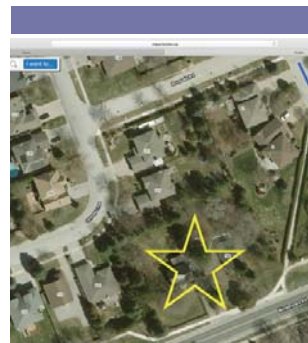
+ 1. Location Context



- a) **"Stoneybrook"** (Red) and **"Stoney Creek"** (Green) are predominately all single family detached between Fanshawe and Windermere.

(The rezoning request rests along Windermere at the bottom green edge, near the blue arrow along Angus.)

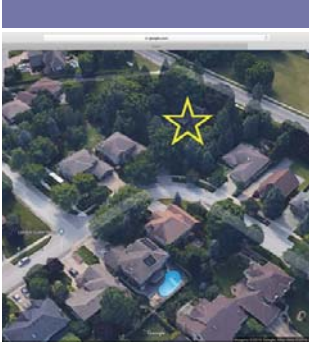
+ 1. Location Context



b) **Property differences :**

- Age of buildings
- Driveway access outward from neighbourhood to Windermere (rather than inward to Orkney)

+ 1. Location Context



- c) Though taking access from Windermere, 536/542 are totally surrounded on 3 sides by the Orkney/Angus neighbourhood

+ 1. Location Context



- d) Proposal will insert a towering monolith amongst lower, single detached homes – with no land remaining to support effective screening.

+ 1. Location Context



- e) **Windermere Streetscape:**
- The full northern side of Windermere (left) is virtually single family dwellings.
 - The full southern side is institutional.

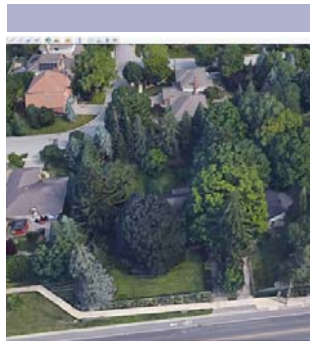
+ 1. Location Context

Conclusions:

- I. The lands proposed for rezoning are wholly contained within an R-1 zoning milieu – not adjacent.
- II. They don't need "infilling" – they're 'full', consistent with the prevailing zoning.
- III. The proposal is an intrusion, inconsistent with its milieu.

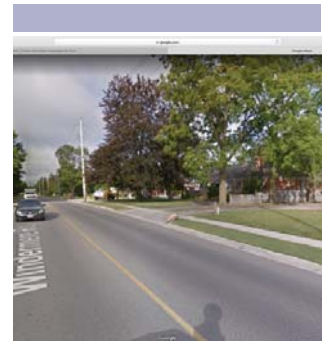
+ 2. "Infill" Justification

- a) 536 & 542 are already filled by prevailing land use forms.
- b) Even better, they are resplendent with beautiful mature trees.



+ 2. "Infill" Justification

- b) Lots 536 & 542 take access from Windermere
- Windermere serves as a minor Arterial Road only between Adelaide & Western.



+ 2. "Infill" Justification

- o) Infill case leans on "The London Plan".
- The Plan is under appeal.
- Infilling seeks to "intensify" corridors and justify premium forms of Transit.
- As a Minor Arterial, at best, Windermere is not planned for premium Transit.



+ 2. "Infill" Justification

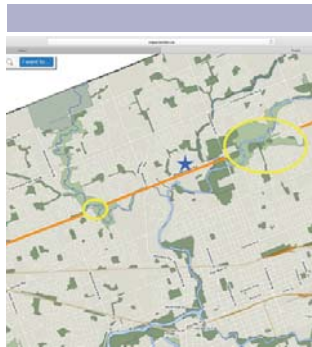
Conclusion

- iv. Infill is not justified by any good Planning principals - present or future.

+ 3. Transportation Context

a) Windermere Prospects:

- As noted, Windermere is a minor arterial between Adelaide & Western.
- To make Windermere a major arterial would require crossing Medway Creek westerly to Gainsborough (a longstanding political 'hot potato').
- Extending easterly to Highbury is effectively blocked by an ESA.

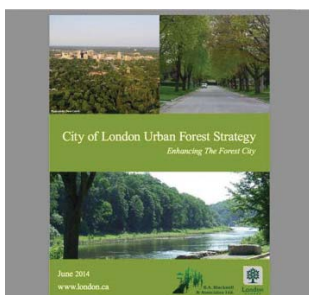


+ 3. Transportation Context

Conclusion

- v. It is highly unlikely that Windermere will ever function as little more than a minor arterial road, thereby not supporting premium Transit directly.

+ 4. Urban Forestry Strategy



- a) Goal is to achieve 34% tree canopy by 2065.
- b) Strategy includes controls on private lands.

+ 4. Urban Forestry Strategy



- c) 536 & 542 have majestic, mature, desirable tree species.
- d) Existing tree canopy coverage is close to 100%.

+ 4. Urban Forestry Strategy



- e) The proposal effectively denudes the property and contains negligible space for plantings to create any meaningful new tree canopy.
- f) Construction would likely fatally damage roots of trees on adjoining properties - thereby causing further denuding of London's tree canopy.

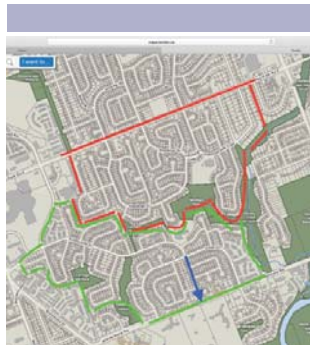
+ 4. Urban Forestry Strategy

Conclusions

- VI. The proposal is completely inconsistent with London's Urban Forestry Strategy.
- VII. The resulting development would be a stark intrusion into a mature urban forested neighbourhood.

+ 5. Council Consistency

- a) Council has historically tried to create quiet, traffic calmed neighbourhoods by separating the north and south portions of the major City quadrant between Fanshawe and Windermere.
- b) To further calm the southern portion, the original direct access to Windermere via Angus was not approved.



+ 5. Council Consistency

- c) More recently, Council approved rezoning of 570 Windermere but was consistent in only allowing 3 single detached condominium buildings on lands not originally within the greater Plan of Subdivision for this area.
- d) There is a marked parallel between 536/542 and 570 for zoning considerations.

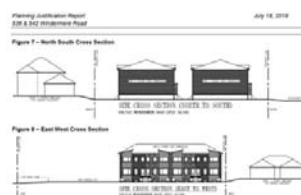


+ 5. Council Consistency

Conclusion

- VIII. Rezoning of 536/542 would be inconsistent with Council's historically fashioning a quiet, attractive, family-oriented neighbourhood in the Fanshawe/ Adelaide/ Windermere/ Richmond quadrant.

+ 6. Site Plan



- a) Site Plan is totally inconsistent with current, approved zoning and character of neighbourhood.
- b) Intensification will cause overflow effects with added noise, traffic, litter, and loss of vegetative coverage.
- c) Refer to submission from Frederick Rodger for extensive site plan criticisms.

+ 6. Site Plan

Conclusion

- ix. The development is both visually and functionally intrusive for the neighbourhood.

+ 7. Overview

- A. The rezoning application is not justified under The London Plan.
- B. The development is totally incompatible with The London Urban Forestry Strategy.
- C. The proposal will destroy the success achieved through past planning principles that led to the completion of this existing, highly desirable neighbourhood.
- D. This is a Win/Lose Scenario where the developer makes money; the neighbourhood loses quality of life and market value; and the City gains little.

+ 8. Decision

We respectfully petition The Planning & Environment Committee to deny this application for rezoning and to preserve an R-1 zoning for 536 and 542 Windermere Road.

David & Sandra Leckie