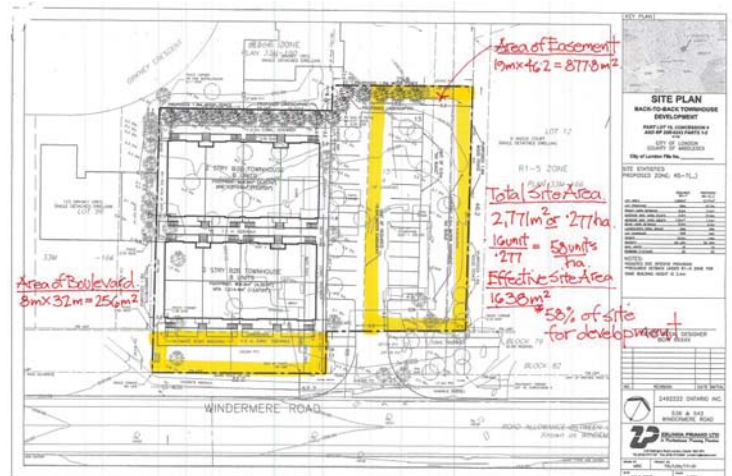


RESPONSE TO Z-8945



We Contend:

- This proposed townhouse development is too large for the selected properties.
- 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, loss of trees, insufficient on site parking, inadequate space for proper waste management, and more are all impacted by the overall scale (massing) of these proposed 16 unit townhouse buildings for the space available.



Near Campus Designation



From: "Mathew Campbell - Zelinka Priamo Ltd." <mathew.c@zpllan.com>
 Date: January 4, 2019 at 10:30:30 AM EST
 To: <tttaramant@gmail.com>
 Cc: <charry.fb@zpllan.com>, "Cassidy, Maureen" <mcassidy@london.ca>
 Subject: 536 & 542 Windermere Road
 Reply To: <mathew.c@zpllan.com>

Hi Tony,

As a courtesy, please note that we will be requesting an amendment to the staff recommended zone in order to permit 16 units with a maximum of 60 bedrooms (mix of 3- and 4-bedroom units), rather than the City staff recommended 12 units, each of which could accommodate 5 bedrooms (also 60 bedrooms). We submitted a letter to Planning Committee outlining our reasons for this, and a copy of the letter can be made available to you if you do not already have it.

Given that the 16-unit proposal would accommodate the same number of people in the buildings, and that the buildings would be the same size, providing fewer bedrooms per unit would be more appropriate than all 3-bedroom units.

In the letter, we also have agreed to the remaining staff recommended regulations, including the 3.0m westerly side yard setback.

Feel free to let me know if you have a preference for one version of the development over another.

Thanks,

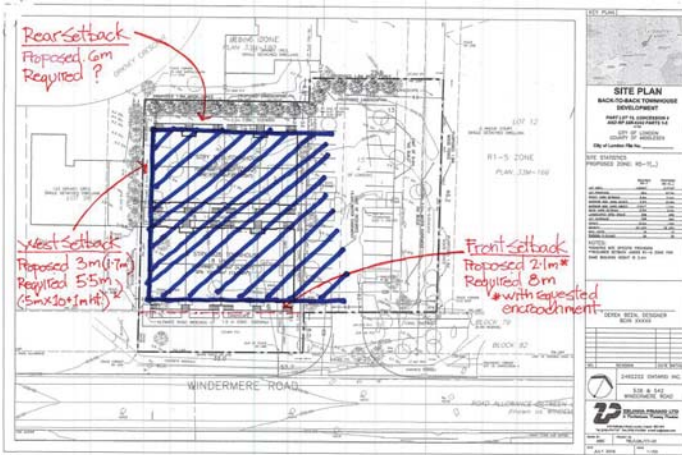
Math Campbell, BA, CPT
 Planner

Zelinka Priamo Ltd.
 518 Wellington Road
 London, Ontario
 N6C 4P4

Tel: 519-474-7137
 Fax: 519-474-2284
 mathew.c@zpllan.com

Food for Thought: 60 bedrooms / .277ha = 216 Br/ha

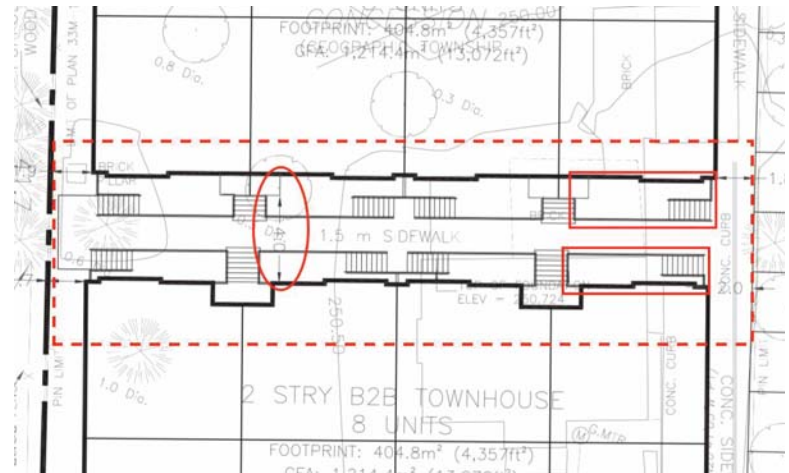
Proposed Development Envelope



Excerpt of email from Leif Maitland to Melissa Campbell
Sept. 20/18

With regards to the proposed reduce side yard setback:

- o A 1.7m setback, as requested, does not provide adequate space to provide for the landscaping and screening required under the Site Plan Control By-law. This requested setback is of particular concern as the need for screening is more pronounced in infill developments like the one proposed. Maintaining the buffer of mature trees as requested at Site Plan Consultation cannot be achieved by intruding to the proposed extent into the standard setback and removing those trees, both of which would be the case should the site plan be developed as proposed. Trees currently along the property line, require space to remain healthy long term.



Excerpt of email from Leif Maitland to Melissa Campbell
Sept. 20/18



Further to the issues raised with the proposed setback, issues which could prevent future site plan approval are clearly present with regards to functional amenity space in the proposed site layout.

- o Section 2.5 of the Site Plan Design Manual speaks to daylight/sunlight, visual privacy, quiet and setbacks. Table 2.1 of the SPDM requires an 8m setback between habitable windows. Neither these objectives nor the regulatory standard are met by the less than 4.9m currently proposed between the north and south block of townhomes.
- o OBC requires private outdoor space in association with dwellings which is not contemplated for the units front the central sidewalk as proposed at this time. Furthermore amenity spaces required are to be separated by distance or screening, with the later not proposed and the later impossible given the proposed layout.

Excerpt of email from Leif
Maitland to Melissa Campbell
Sept. 20/18

Consideration should be given to alternate site arrangements should the client continue to seek the target density. Site Plan notes that:

- o *The London Plan* on a Civic Boulevard allows for height beyond 2 storeys another configuration which though greater in height allows for greater buffering would be preferable.

- The staff report goes on to state that the design submitted with this application is conceptual, intended to demonstrate what can be built on the site.
- This concept clearly demonstrates that this design CANNOT fit the site even with specific setbacks reductions (concessions), only required to accommodate the target density and significantly impact adjacent properties.

Why consider specific setback provisions based on a design concept which site planning staff have already indicated will not get site planning approval without significant modification and re-design?