

Impact of Z-8945 on 127 Orkney Cres

My name is Tony Mara. I live at 127 Orkney Cres



My property is located directly to the north of this proposed development, adjacent to both 536 and 542 Windermere Rd





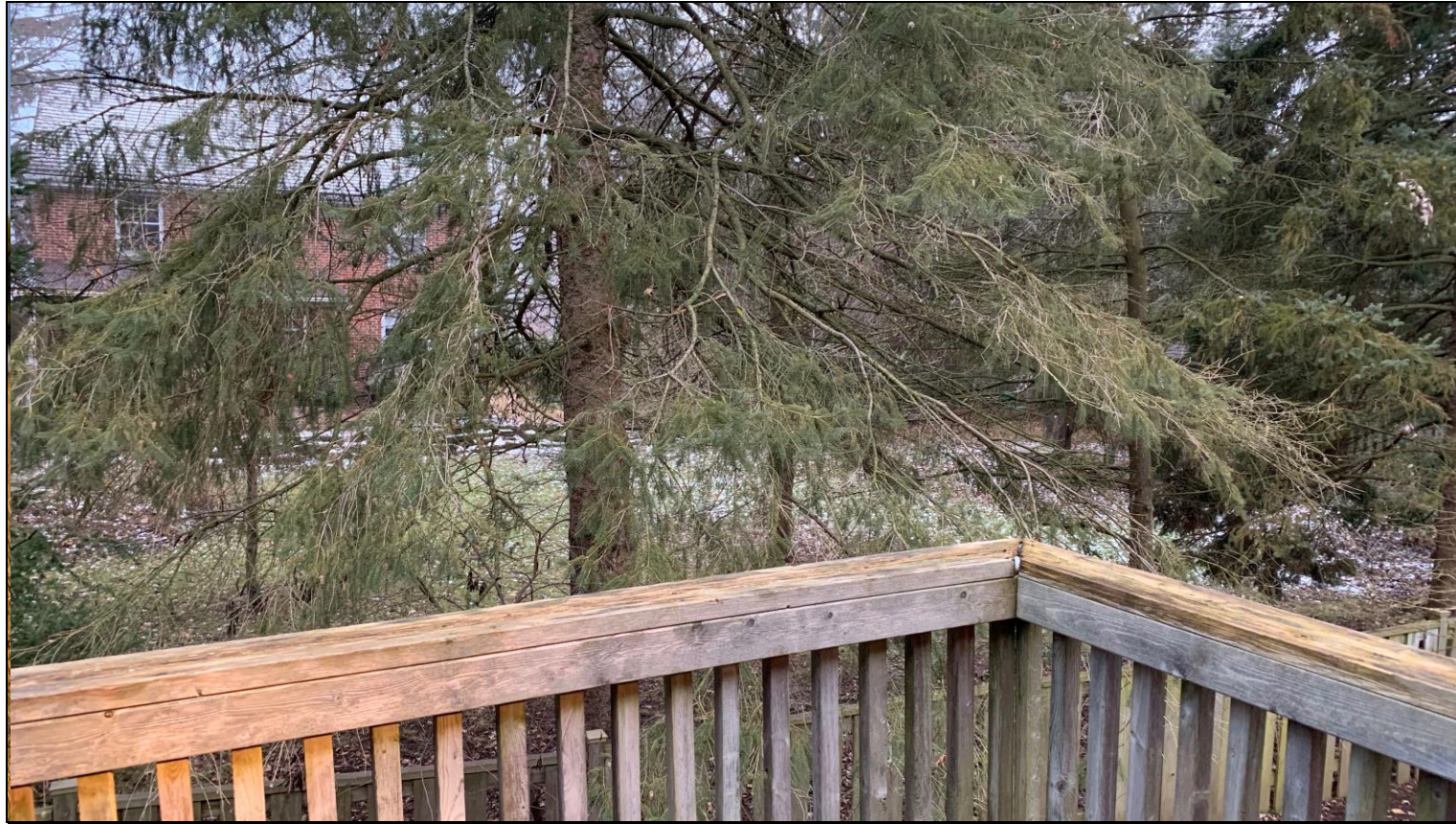
- this is the front facade presenting towards Windermere Rd as proposed in the application
- the developer references the following when describing this facade in the application
- “The design allows for views into and out of the building, allowing for passive surveillance of the street” (Urban Design Brief, pg 13)



- Unfortunately for us living at 127 Orkney Cres, another front facade identical to the one facing Windermere Rd is also planned to be facing our home and property
- remember that “surveillance” term used to describe the residents ability to look out on to Windermere Rd? Well, that same term will apply towards our home as well!



- this is the current view from that same side deck attached to our home with the existing tree line



I would like to point out the elevation difference between my home and the yard where the townhouse buildings are proposed. My home is 6ft higher in elevation. So, from my home, I can easily see over a 6ft fence and similarly sized trees or hedges



- According to the tree preservation plan associated with this application, all of the trees along this northern property line of 536 Windermere Rd are expected to be removed due to construction requirements.



- Leaving us with this type of view!



SAYING
YES
TO DEVELOPMENT

- I would like to make it clear that we are not opposing any or all development on this site. We are opposed to this specific application as designed and at the level of density and setbacks requested.

From: Tony Mara [mailto:tttmaranet@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:

- It is true that when first presented with this plan, I rebuffed any idea of development on this site, right next to my property. However, shortly afterwards, I reached out to Zelinka Priamo with suggestions for changes that would make the development more tolerable

- 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.

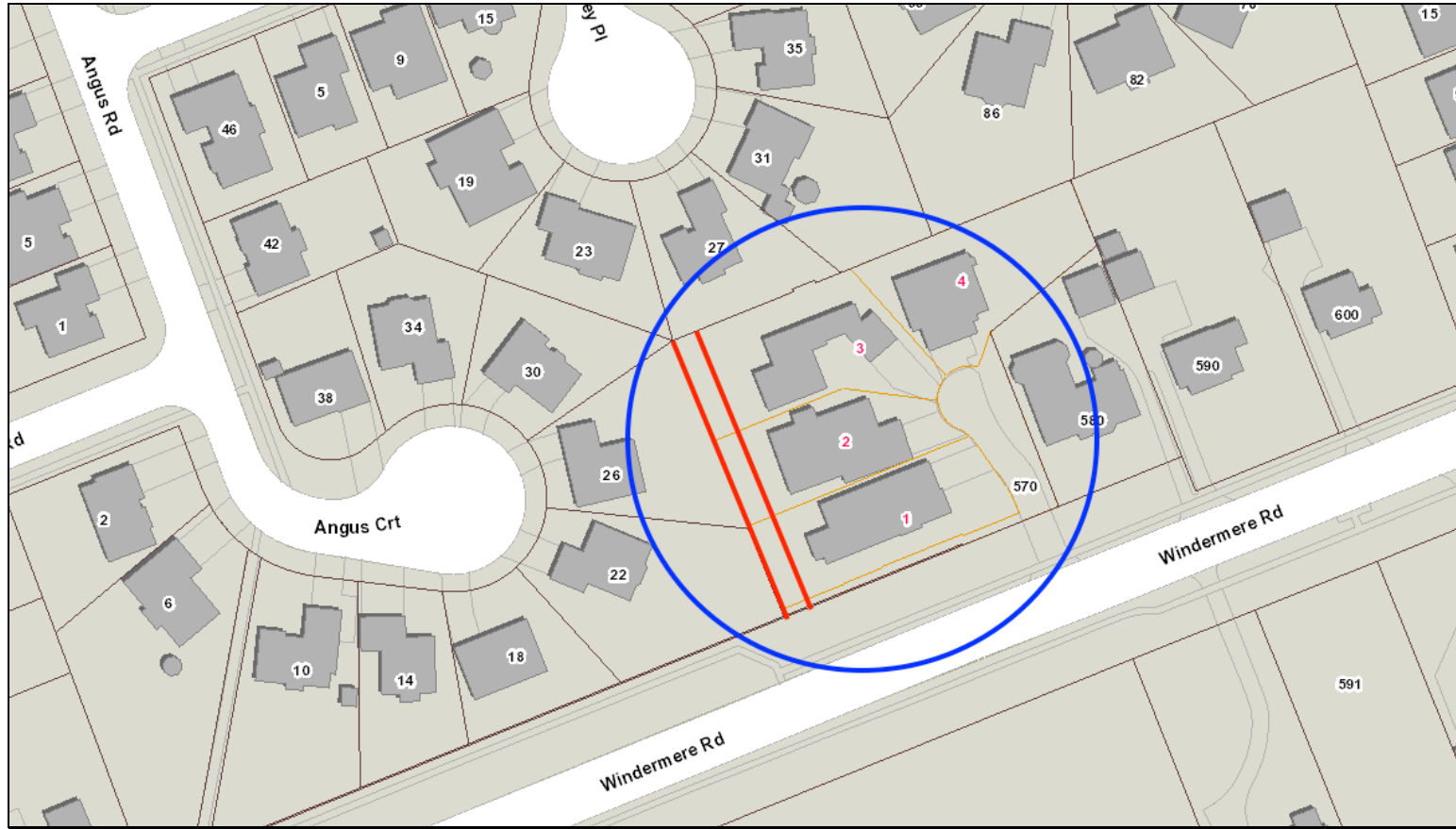
THE NEIGHBOURHOOD'S PERSPECTIVE

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



There is precedent for this easement request. The city granted a similar easement when a condo was built to the east at what is now 570 Windermere Rd, just a few years ago, providing a dedicated buffer space between the adjacent properties on Angus Crt.

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