

What we hope for from this meeting...

A clear and impartial consideration of the best use of a rare piece of UR land in Dundas to meet real, identifiable, prioritized needs of the community.

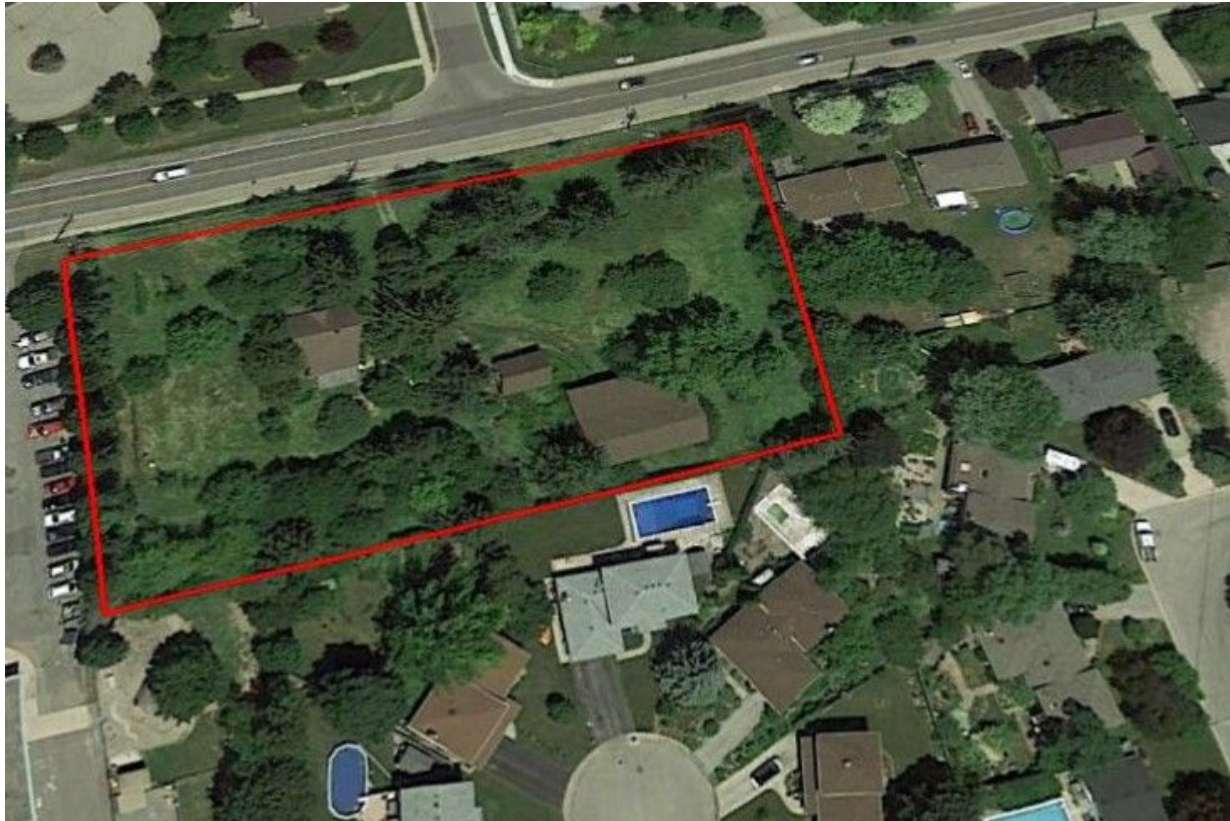
Intensification (when it is approved) that complements and enhances the existing neighbourhoods, is environmentally benign and sustainable, solves existing problems, and is child friendly.

Character of the Neighbourhood

- Single-family homes - 1, 1.5 and 2 story
- Healthy, diverse urban forest
- Integrated into adjacent natural environments



264 Governor's Road and environs



One of the most frustrating aspects of this process has been the lack of any respect for community input, which has been summarily dismissed at every stage.

Among the many offensive statements in the proposal is that it will have “no adverse effects on the private amenity values of neighbouring properties”.



Managing water on difficult rolling clay soils is a challenge, but we put significant energy and resources into minimizing our stormwater runoff, maximizing groundwater recharge and reducing our impacts on our neighbours and on the environment.

We expect the same of those seeking to profit from the land around us.



Variance requests	Required	Requested	Comments
Max. Density	37/ha	48.4/ha	Conformity would eliminate need for most other variances!
Min. Landscaped	50%	32%	Essential for permeability, water management, landscaping, amenities for children
Buffers (adj. R1)	3.0 m	0-2.5 m	Overlaps proposed back and side yards adjacent 4 of 5 adjacent R1 properties, effectively zero
Min. Front Yard	6.0 m	4.22 m	Encroach into existing stormwater catchment; double-fronted units, driveways in back
Min Rear Yard	7.5 m	7.5 m*	*But includes sidewalk; double fronting means less than required outdoor amenity space
Min. Side Yard	7.5 (3.0) m	2.5 m*	Must be restricted to west boundary
Max. Height	10.5 m	13 m	No other residential building within 1 km. exceeds ~10 m
Min. Visitor Park	9	8	No on street or public parking within easy walking distance

Along with intensification, building functional livable cities requires:



- On-site stormwater management for all developments
- Built in resilience against hazards from climate change
- Maintenance and augmentation of the urban forest
- Provision of safe, welcoming environments for children to develop

These goals could be met on this property without the requested variances. As proposed, the development will work against most of them.

Please consider:

- Present and future needs of the community and neighbourhood before making an irreversible zoning decision
- Denying the Official Plan Amendment if zoning is to be granted, and allowing rational, sustainable, orderly and reasonably complementary intensification