

Performance Issues with Property & Development

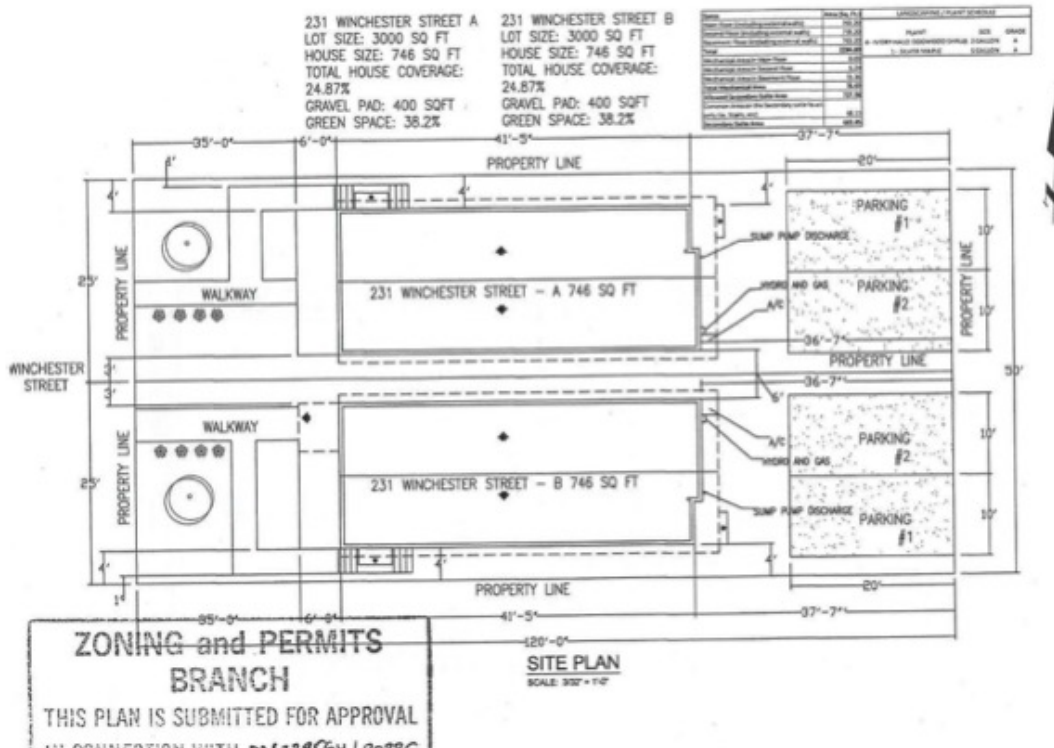
- Parker Lands
- Earl's Holdings
- Private Investigation exposing poor work habits
- Artists' Emporium – multiple delays issuing occupancy permit over several months then stipulating owner pave the back lot for unnecessary parking – owner wins appeal, loses \$500K in sales

Performance Issues with Property & Development

231 Winchester Street

On March 1, 2023, residents win appeal to deny the lot split and construction of two residential units, each with a secondary suite.

Intent of lot split was to get around minimum lot requirement for Residential Multi-Family – Small. Back yard was going to be almost all concrete with multiple trees destroyed.



Performance Issues with Property & Development

Wellington Crescent South

Is this in character with the neighbourhood?



Performance Issues with Property & Development

451 Albany Street

What was there



New Construction



Excavation exposed
neighbour's foundation,
parging & fence
damaged, window broken



Performance Issues with Property & Development

53 Manitou Bay

Before



After



Virtually no yard

Multiple trees cut down

Nearly double the size and value of neighbouring homes

Not in character with the neighbourhood

Owner submitted for permits in March 2023, did not receive until July, 2023

Performance Issues with Property & Development

475 Seaton Street

Before



After



Virtually no yard

Multiple trees cut down (was there approval to remove city tree?)

Neighbour's tree damaged

Nearly double the size and value of neighbouring homes

Not in character with the neighbourhood

Performance Issues with Property & Development

613 Parkdale Street

Approved – 6-unit townhouse

Existing



FRONT ELEVATION (WEST)



SITE SCHEMATIC

Items not discussed during initial hearing:

- lot size does not meet minimum requirement for RMF-Small
- 1st variance for frontage did not identify building would extend 7 feet in front of neighbouring home
- parking would be backing onto a narrow, gravel back lane
- 2nd variance eliminates 3 ft parking buffer, distance from vehicle bumper to hydro pole/guide wire/snowbank would be only 12 feet. No room to store snow from parking and windrows

Performance Issues with Property & Development

613 Parkdale Street



A variance allowed for the removal of the 3 foot buffer zone between parking stalls and the property line.

There will be nine parking stalls along the entire width of the corner lot, each 8 feet wide

There is no space for snow storage after removal

The distance from parked vehicle's bumper to the snow bank on the opposite side of the lane and to the hydro pole and guide wire is 12 feet. A Honda Civic is 15 feet long. A half-ton truck is 20 feet long.

Neighbouring fences and garages are 14 feet from the parked vehicles
The back lane is gravel and without drainage

Will there be bylaw changes to reduce parking requirements? This will result in more street parking on streets already challenged with availability.

