

ADDITIONAL INFORMATION

Planning Act Matters

- 7.1 Zoning By-law Amendment Application for 3170 & 3178 California Avenue, Z-024/24 [ZNG-7227], Ward 1 (**S 135/2024**)
Clerk's Note: Dave Harrison, area resident, submitting the **attached** email dated October 31, 2024, as a written submission.
- 7.2 Zoning By-Law Amendment Z027-24 (ZNG/7230) - Marko Agbaba - 180 California Avenue, Ward 2 (**S 145/2024**)
Clerk's Note: Joseph Papic, abutting property owner, submitting the **attached** document as a written submission.

DELEGATIONS:

Planning Act Matters

- 7.1 Zoning By-law Amendment Application for 3170 & 3178 California Avenue, Z-024/24 [ZNG-7227], Ward 1 (**S 135/2024**)
a) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc. (via Zoom)
- 7.2 Zoning By-Law Amendment Z027-24 (ZNG/7230) - Marko Agbaba - 180 California Avenue, Ward 2 (**S 145/2024**)
a) Diana Radulescu, Planner II - Development Review (in person) (PowerPoint)
b) Marko Agbaba, Property Owner, available for questions (in person)
c) Jackie Lassaline, Lassaline Planning Consultants (in person)
d) Joseph Papic, abutting property owner (via Zoom)
- 7.3 Approval of a Draft Plan of Subdivision and Zoning By-law Amendment for the property known as 3990 Loon Street; Applicant: Olivia Construction Inc.; File Nos. SDN-003/24 [SDN/7212] and Z-018/24 [ZNG/7211]; Ward 5 (**S 146/2024**)
a) Justina Nwaesei, Planner III – Development (in person) (PowerPoint)
b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc. (via Zoom)
c) Mary Pintarich, area resident (via Zoom)
- 7.4 Zoning By-law Amendment Application for 926-928 Giles Blvd E, Z-028/24 [ZNG-7232], Ward 1 (**S 137/2024**)
a) Simona Simion, Planner III, Economic Development (in person) (PowerPoint)

- b) Melanie Muir, Dillon Consulting Limited, available for questions (in person)
- c) Dan Grenier, property owner, available for questions (in person)

Development & Heritage Standing Committee
Monday, November 4, 2024
Item 7.1 - Written Submission

From: Dave Harrison < >

Sent: Thursday, October 31, 2024 6:33 AM

To: Holmes, Lisa < >

Subject: Re: Notice of Standing Committee Meeting - Item 7.1 - Zoning By-law
Amendment Application for 3170 & 3178 California Avenue, Z-024/24 [ZNG-7227],
Ward 1

I'm against this motion. Traffic in this area is already severely overcrowded. Increasing density will make it worse.

Dear Members:

I am writing this letter in opposition to the proposed 6 unit, 24 bedroom and 24 bathroom residential complex at 180 California Ave. The complex will house approximately 24 to 48 individual occupants. The building is to be constructed on a 45' x 115' lot.

I own two affected properties, 191 Askin Ave. (abutting) and 260 California.

The rezoning application asks for an amendment to the following:

1. Lot Width (minimum) = 15 m required, 13.7m provided.
2. Lot Coverage (maximum) = 45% max and 46% required.
- 3. Rear Yard Setback (minimum) = 7.5m required and 6.9m provided.**
- 4. Gross Floor Area (maximum) = 400 m² max and 757.4m² provided.**

In addition to the above noted amendments, the topical view of the property provides for two curb cuts and two parking spaces, accounting for approximately 80% front yard hard surface. This is currently NOT allowed and exceeds the 50% allowed by public works. At this time, **only one curb cut** is allowed for the subject property. With the current design, the applicant would only be able to provide one parking spot for a 24 bedroom complex. On this issue alone, he would not meet the basic requirements for the project.

Critical Issues 1:

1. GFA – The gross floor area of the proposed property is 757.4 m². The allowable GFA as per the By-Law is 400 m². **This is an 89% increase over the allowable.** From what I understand, the requirement for max GFA is a relatively new amendment to protect against the over-intensification of properties. Clearly, going from 400 square meters to almost 800 square meters on an already undersized lot is overreach.

Although Ms. Lassaline’s report is quite extensive, it overestimates GFA’s of neighbouring properties. Ms. Lassaline admits these are approximations. I own a property at 207 Askin, listed on Ms. Lassalines list of comparables. Ms. Lassaline overestimates the GFA on this comparable by approximately 20 percent. Additionally, some comparables have a different zoning. The reality is that these GFA comparables are not accurate and were conveniently inflated to fit this proposed square peg into a round hole.

Below are some of the comparables. As you can see, there is one bathroom and one bedroom per every 338 square feet of gross floor area for the subject property. None of the comparables comes remotely close in this regard. If the intent is to pack them in like sardines, we’ve accomplished this task. **What we are talking about here is the difference between gentle intensification vs extreme intensification.**

Comparables??

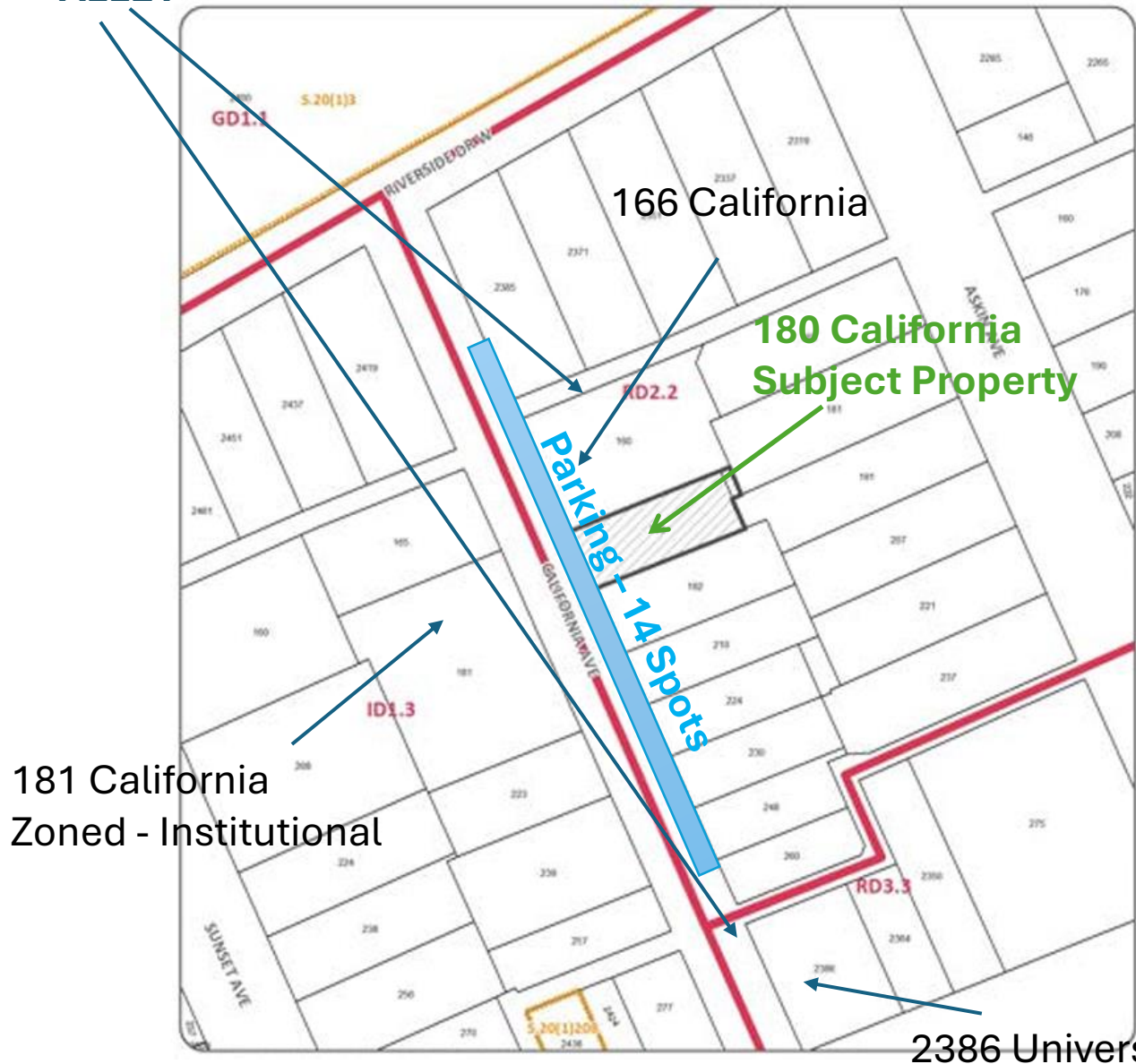
Zoned Institutional

4 Plex? – Classified as Single Family Dwelling

Zoned Multi-Family

Property Address	GFA	Storeys	# of Units	Property Dimensions	Lot Area	Number of Bedrooms (approximate)	Number of Bathrooms (approximate)	Number of Bedrooms/GFA	Number of Bedrooms/GFA
166 California	8,085	2.5	Single Family	86x127.9	10,998	4	3	2,021	2,695
181 California	5,820	2.5	4 Plex ?	140x119.3	16,702	7	4	831	1,455
224 California	7,875	2.5	5 Plex	40x115	4600	10	5	788	1,575
2386 University	7,728	3	12 Plex	70.66x100	7666	12	12	644	644
180 California (Subject Property)	8,100	2.5	6 Unit	45x115	5175	24	24	338	338

ALLEY



Critical Issue 2 – Parking

2. Parking - This stretch of California Ave. from University Ave. W. to Riverside Dr. W. **contains approximately 14 parking spots in total (if all cars are parked efficiently)**, governed by Parking Permits for residents. Riverside Drive does not have any street parking. University Ave, is governed by Parking meters.

The addition of 24 bedrooms with 24 individual renters will add no less than 10 to 14 cars to the current stress levels of the street. This is unacceptable.

There is no guest parking. Where will friends and family park? Where will the Uber eats driver park when delivering food?



Critical Issue 3 – Rear Yard Setback


3. Rear Yard Setback – The rear yard setback is only 6.9m. A minimum, 7.5 meters is required. As the owner of the abutting property at 191 Askin, it is not clear why the proponent cannot build a smaller structure that meets the setback requirements but provides for gentle intensification. Clearly, with 24 bike racks at the rear of the property, there will be issues with noise, theft etc.

Critical Issue 4 – Combined Sanitary and Storm sewer.

4. Sanitary and Storm load – As the owner of 260 California since 2003, I can tell you that the combined Sanitary and Storm on this stretch of California is one of the worst in the City. I have had extreme flooding incidents no less than 6 times over the past 20 years. In 2005, I had my sanitary line replaced. The contractor at the time was horrified by the condition of this 100+ year old combined sanitary and storm sewer. The additional stress of 24 Showers, sinks and toilets on the system should be analyzed.

Critical Issue 5 – Hotel /Lodging Home Style Rental

- The proponent operates Hotel/Lodging Home Style rental properties with individual leases, cleaning services, furnishings, roommate matching services etc. An advertisement for his property at 225 Randolph describes a **Hotel Concierge Experience**.
- Control of the interior of the unit is one of the determining factors as it relates to the type of rental property being constructed and populated. As we can see from the advertisement to the right, control of the interior of the unit is by the Landlord.
- Has the City analyzed the risk factors for this type of development?

 **Student Housing Windsor**
Marko Agbaba · Oct. 15 · 🌐

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225 Randolph Pl, Windsor, ON N9B 2T2,
Canada

Message

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Conclusion:

Thank you for taking the time to listen to our concerns as abutting property owners. The proposed project is an example of extreme intensification. Ms. Lassaline's approximations as it pertains to abutting properties is exaggerated, as are the horizontally stretched pictures of neighbouring properties that makes them look larger than they actually appear in person.

The logic behind such a grandiose project for such a small property is perplexing. The negative impact on the neighbouring properties is abundantly clear. I am also an experienced builder and property owner. This project goes beyond the limits of what is acceptable for this area. We cannot drop hotels into the middle of neighbourhoods.

I have no issue with a semi-detached home with 2 Units and 4 Attached ADU's. The proposed project should be more closely aligned with the allowable GFA of 400 square meters. With this limitation, the property owner would still be able to construct a 6 unit structure with 12 bedrooms, or two bedrooms per unit. This would meet the intent of the bylaw, while meeting the provincial guidelines as it relates to intensification. Additionally, this would leave enough room to meet the parking requirements that would add less stress to the current parking situation on this block. Finally, as an abutting property owner, the rear setback could be met with less collateral impact on neighbouring properties.

Thank you for your time.