

GLENORA REZONING APPLICATION

File # LDA21-0373

Agenda Item 3.19



WE ARE NEIGHBOURS

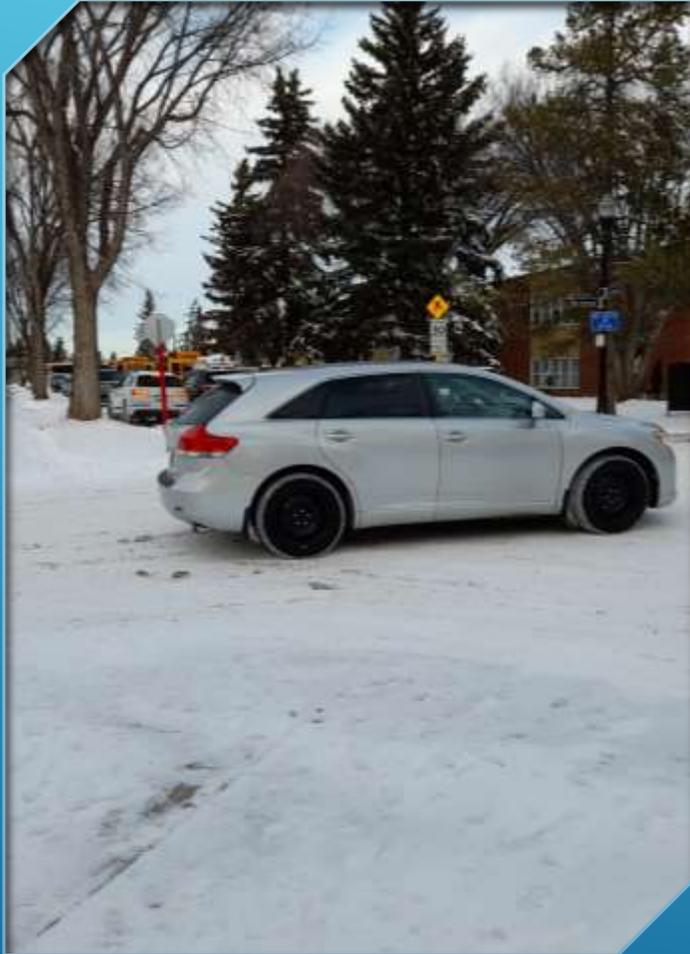
We live directly across from the proposed development and welcome infill development that is suited to the neighbourhood.

We recently completed a Garden Suite



WHY WE ARE OPPOSED TO APPLICATION:

- Increased traffic congestion poses safety concerns
- Current RF1 zoning already allows for appropriate infill development



INCREASED TRAFFIC CONGESTION POSES SAFETY CONCERNS TO SCHOOL STUDENTS AND RESIDENTS

- Progressive Academy is a private school
- The majority of students are driven to school in private vehicles
- Parents and school staff have expressed concerns about crossing safety during drop off and pick up from school
- Both 133 street and 106 Avenue curve to change direction, which lead to further bottlenecks in traffic

CURRENT RF1 ZONING ALREADY ALLOWS FOR APPROPRIATE INFILL

- 2 Principal dwellings
- 2 Secondary suites
- 2 Garden suites

Most vehicles would be parked on the street and avenue adjacent to the school

THE CURRENT OWNER IS PROPOSING A 3-UNIT COMPLEX

- However, should RF3 zoning be granted, there would be no barrier to **increasing the density** of the building complex
- Should the current owner pursue plans for underground garage units, **street parking will be further compromised**

PROPOSED RF3 ZONING ADDS UNDO STRESS TO THIS PARTICULAR CORNER

- Up to 5 Principal dwellings
- Up to 5 Secondary suites
- Up to 5 Garden suites

AGAIN, most vehicles would be parked on the street and avenue adjacent to the school

YES TO DENSIFICATION THAT IS SENSITIVE TO
SPECIFIC NEEDS WITHIN MATURE GLENORA

YES TO CREATIVE USE OF PROPERTY UNDER
CURRENT RF1 ZONING

NO TO RF3 ZONING AND DENSER INFILL POTENTIAL

