# The Transition Fallacy

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## **Increased Density**

- Is a matter of degree and reasonableness.
- A 4-storey building as anticipated in the District Policy increases density significantly from the current single-family houses and carries less impact than a 6-floor building to the neighboring properties and the community.
- A 23 meter (six-floor building) does not transition in height, scale or massing to adjacent development.



To the East (University)

## Currently...



Surface basketball courts



Surface parking lots



There are no buildings at all on the University lands across from the rezoning site



### **Future**

City Administration assumption:

"with the University planning to boost enrollment by 16,000 students in the next 10 years, it is reasonable to assume that redevelopment of these lands would be part of that plan."



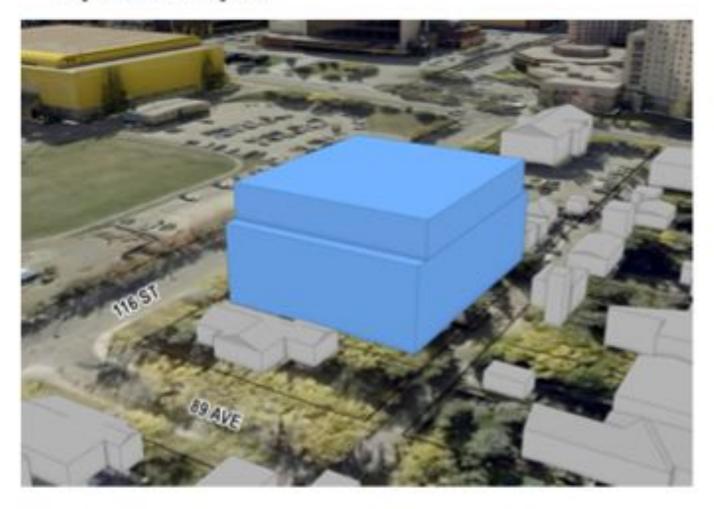
# Is that a reasonable assumption?

- No, more, likely to remain undeveloped.
  - Undeveloped lands for decades (football field, now basketball court).
  - No pronouncement from the University on development.
  - Land is under University Jurisdiction not available for private development.
  - City Administration did not ask the University about specific development plans.



# North – South – West

#### **Square Shaped**



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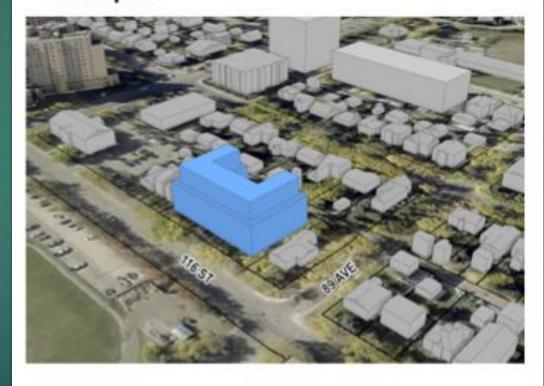
#### East to West

- Vacant undeveloped University land
- ► 116<sup>th</sup> street
- 6 floor 23-meter apartment
- Alley
- Single family homes

#### North to South

- 4-plex to be built
- 6 floor building
- 3 single family homes

#### **U-shaped**



# Proper Balance

 Proper balance of increasing density and minimizing impact on neighbouring properties and the community is rezoning for a low rise, 4-Storey building contemplated by the District Policy.

