

The Transition Fallacy

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**To the East
(University)**

Currently...



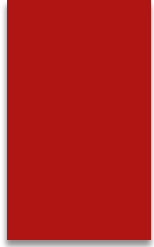
Surface basketball courts



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.”



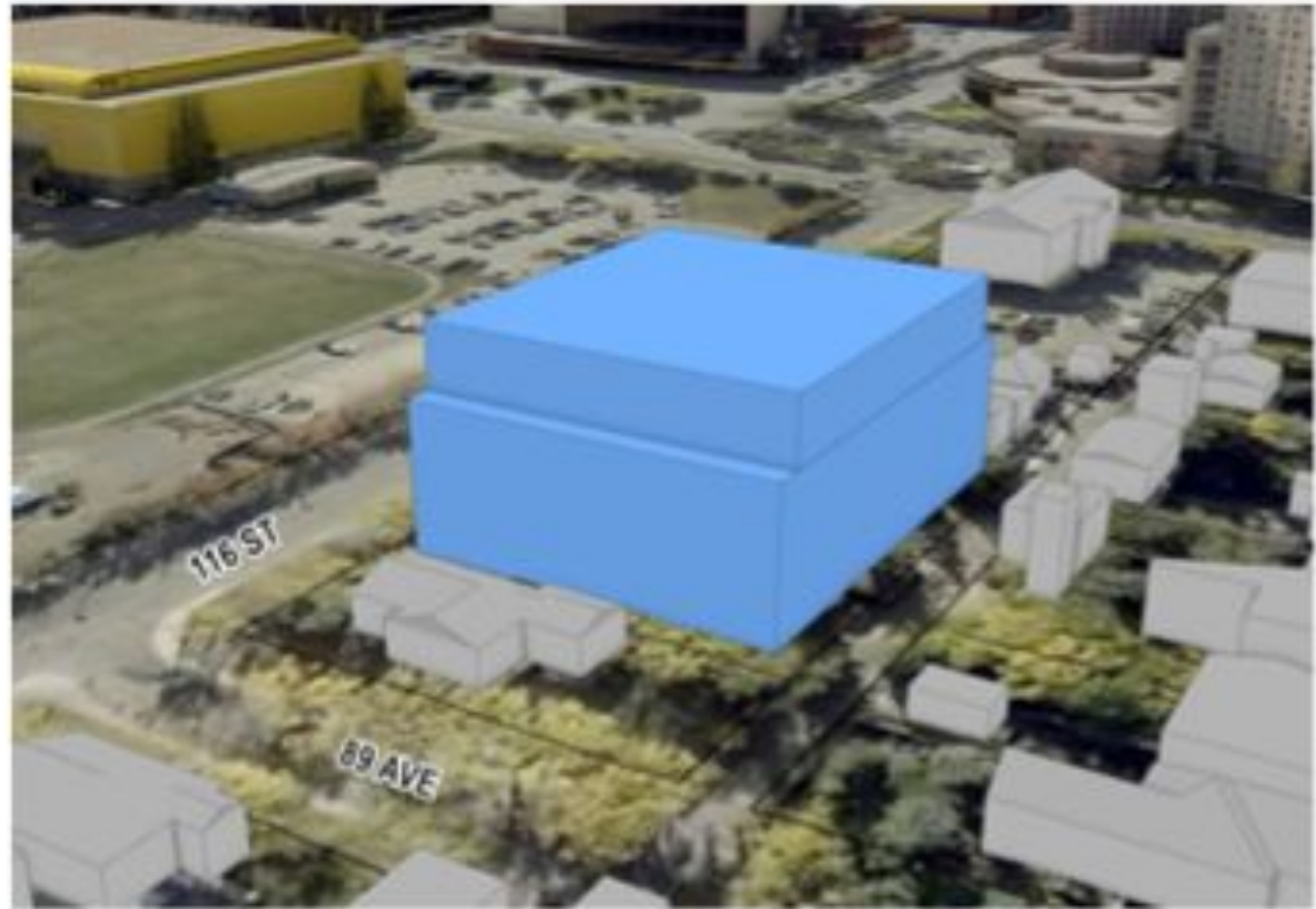
Is that a reasonable assumption?

- ▶ **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



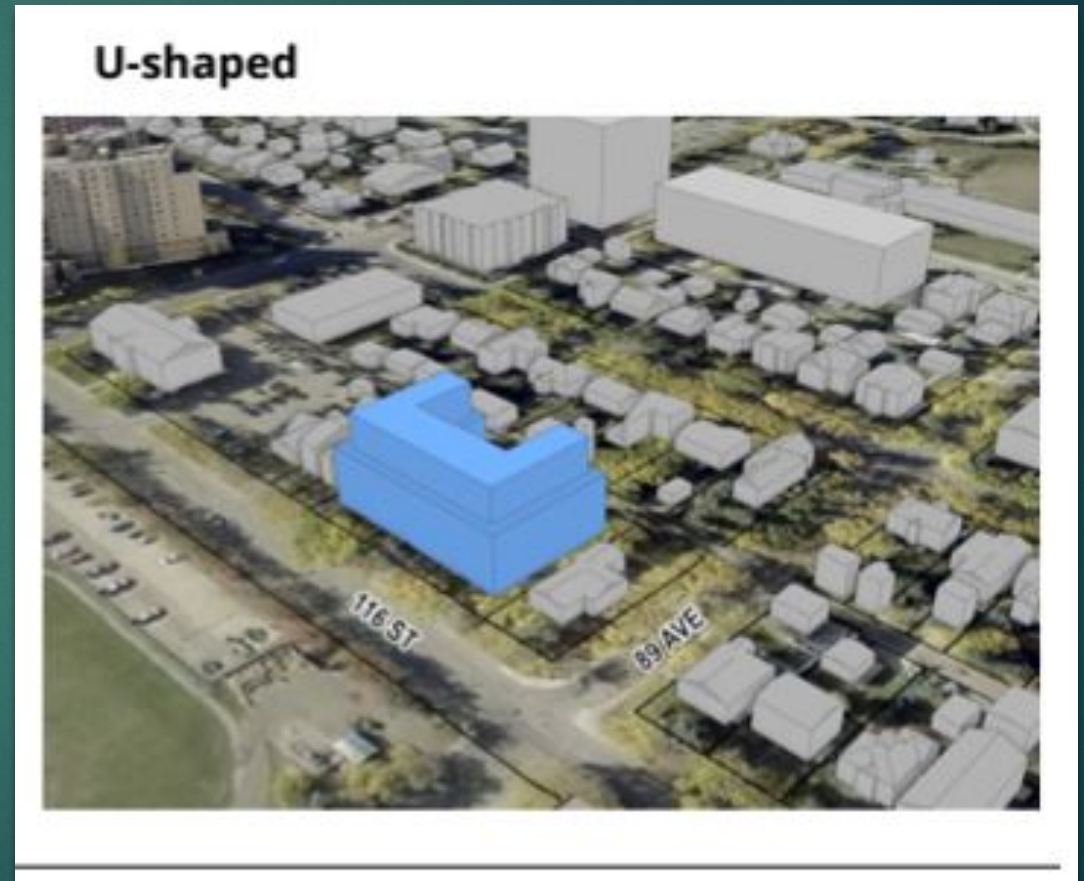
Transition Fallacy

▶ East to West

- ▶ Vacant undeveloped University land
- ▶ 116th 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



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.

