

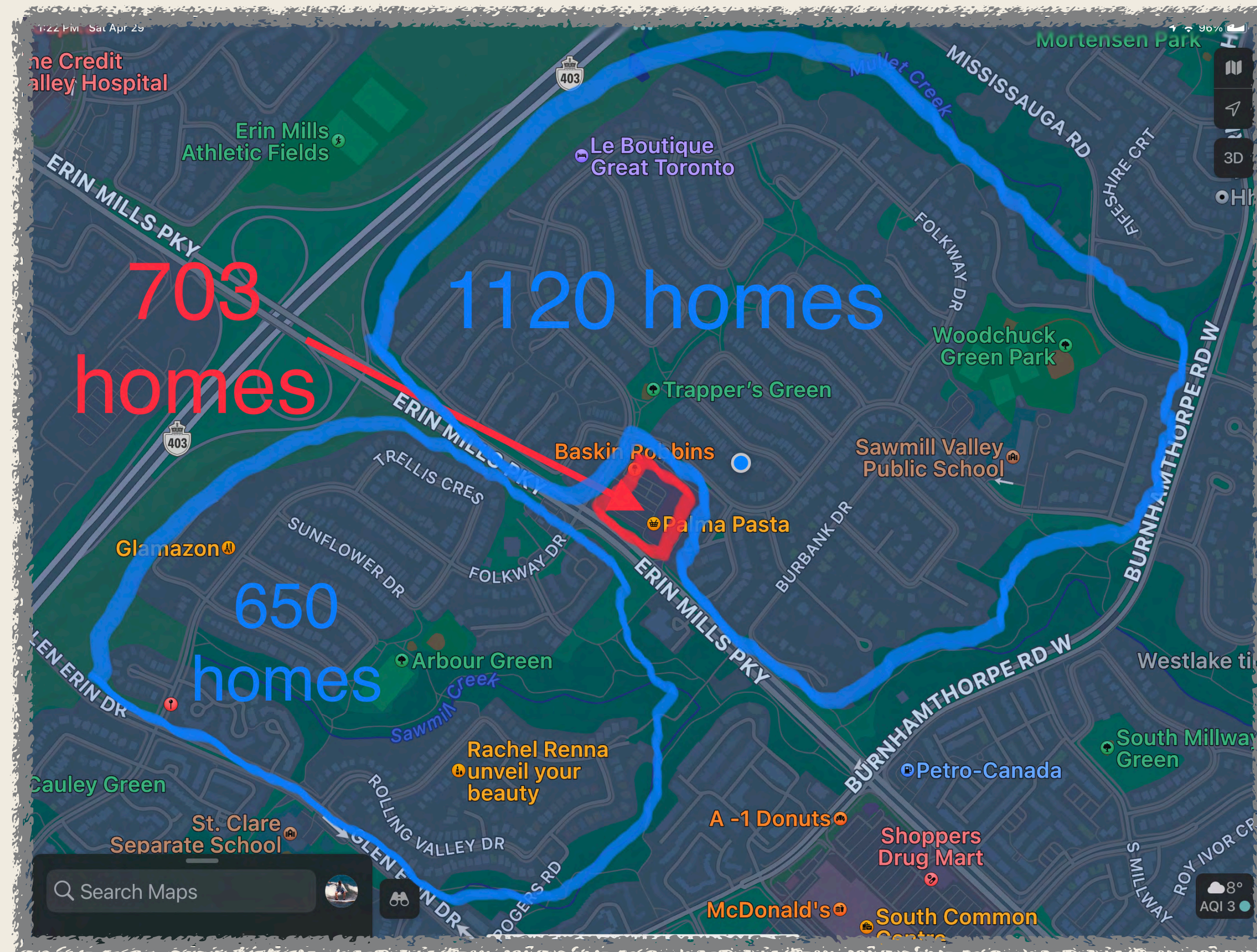
MAY 29, 2023 - PRESENTATION TO PLANNING & DEVELOPMENT COMMITTEE

Trap

Density Comparisons

Don Barker - 4099 EMP Opposition Group

Our Neighbourhood Vs 703 Homes in the The Proposed Development



***Dropping A
Small City
in the
Midst of a Village***



Part 1: Comparison to Neighbouring Areas

Northeast, Southeast, Southwest,
Northwest

Northeast Neighbours

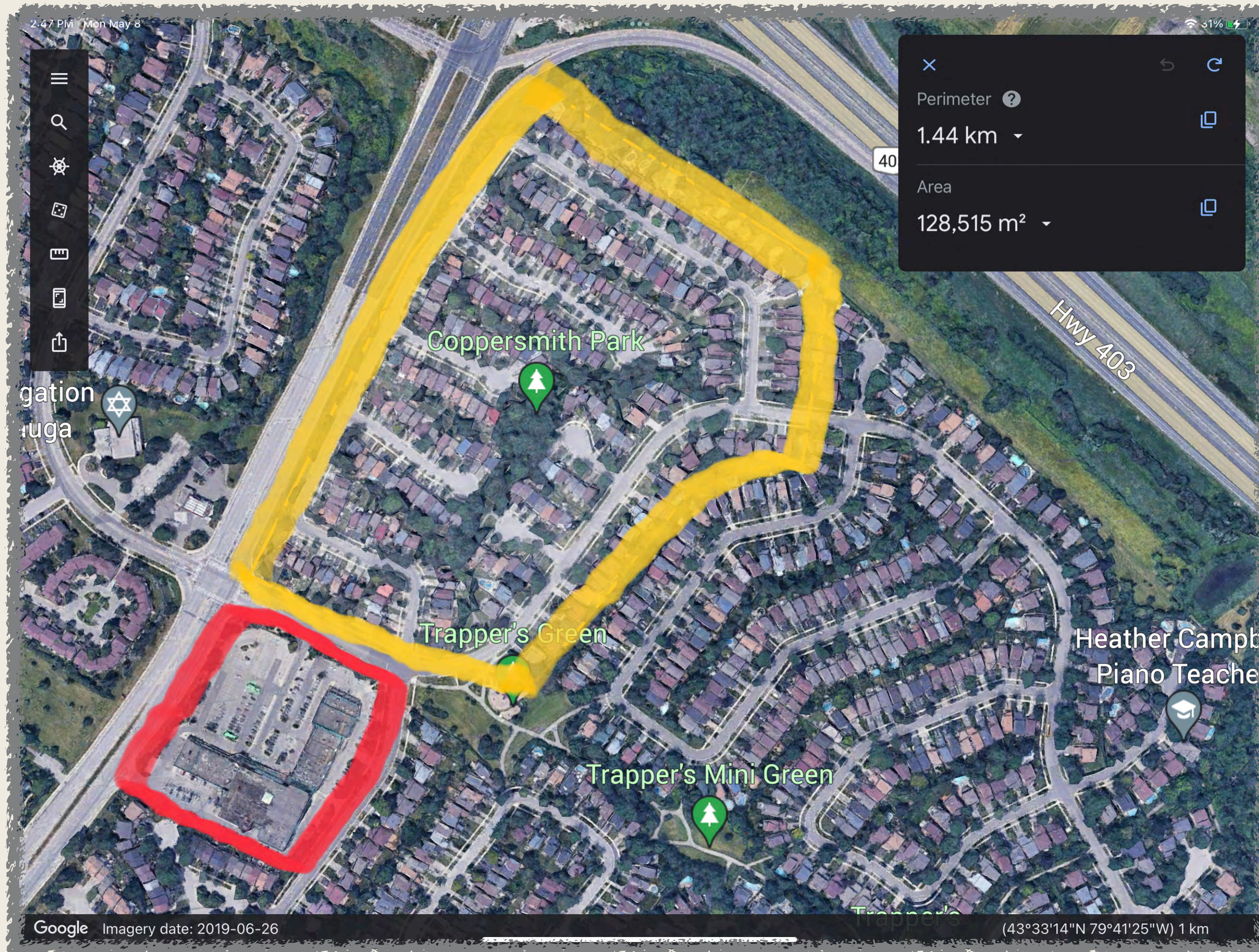


- Sawmill Valley Drive above Folkway
- Grindstone, Colter, Ploughshare, Coppersmith & Musket Courts
- Adjacent Folkway Drive



- Residential Low density I & II per Erin Mills Neighbourhood Character Area

Northeast Neighbours



Site:

- 703 units, Area: 2.60 hectares
- Density: 270 units/hectare

Northeast Neighbours

- 235 Two-storey homes
- Area: 12.85 hectares
- Density: 18 homes/hectare

Proposal is

14.8 X

The density of the northeast neighbours

Southeast Neighbours

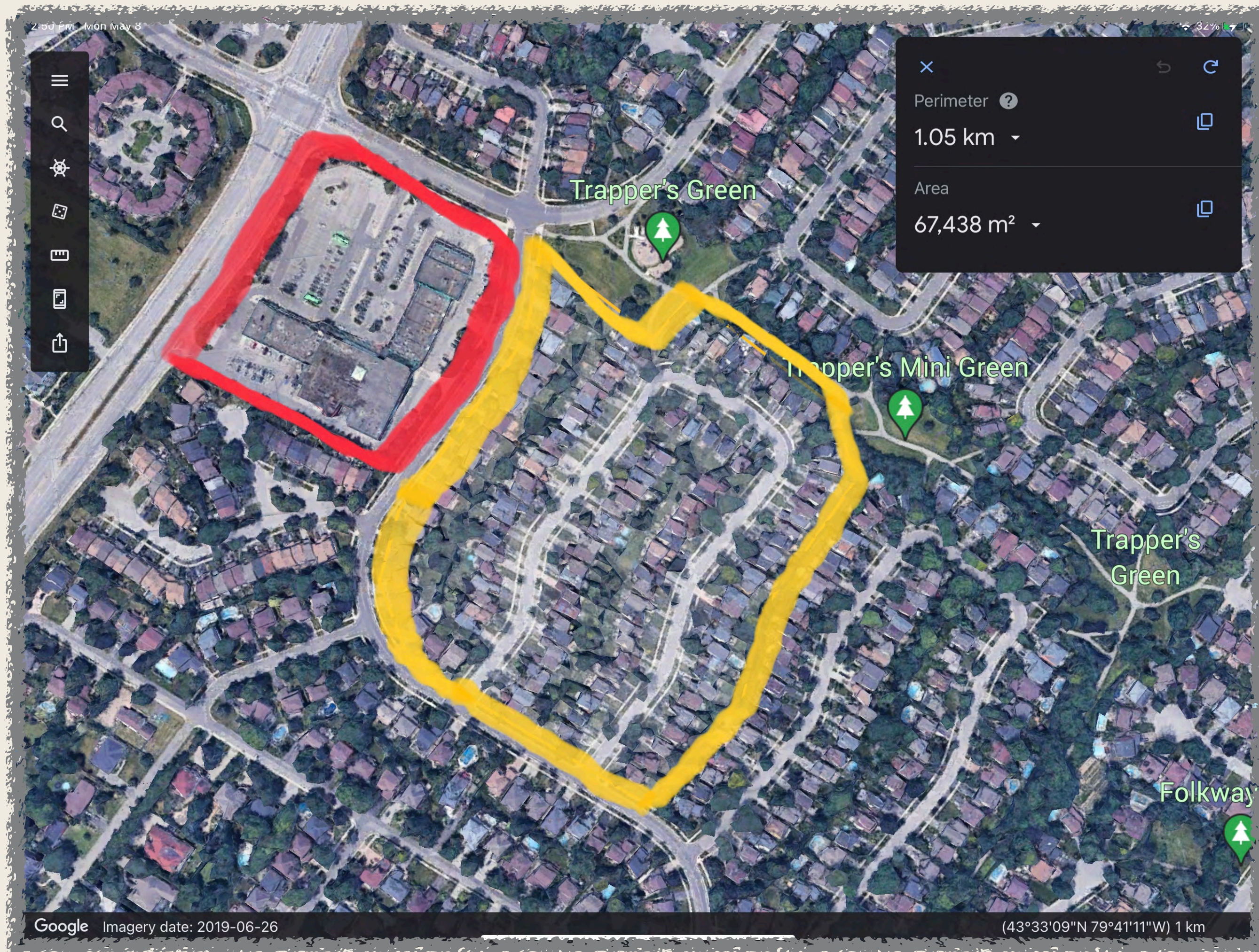
- Stonemason Crescent
- Adjacent Sawmill Valley Drive



- Residential Low density I & II per Erin Mills Neighbourhood Character Area



Southeast Neighbours



Site:

- 703 units, Area: 2.60 hectares
- Density: 270 units/hectare

Southeast Neighbours

- 136 Two-storey homes
- Area: 6.74 hectares
- Density: 20 homes/hectare

Proposal is

13.4 X

The density of the southeast neighbours

Southwest Neighbours

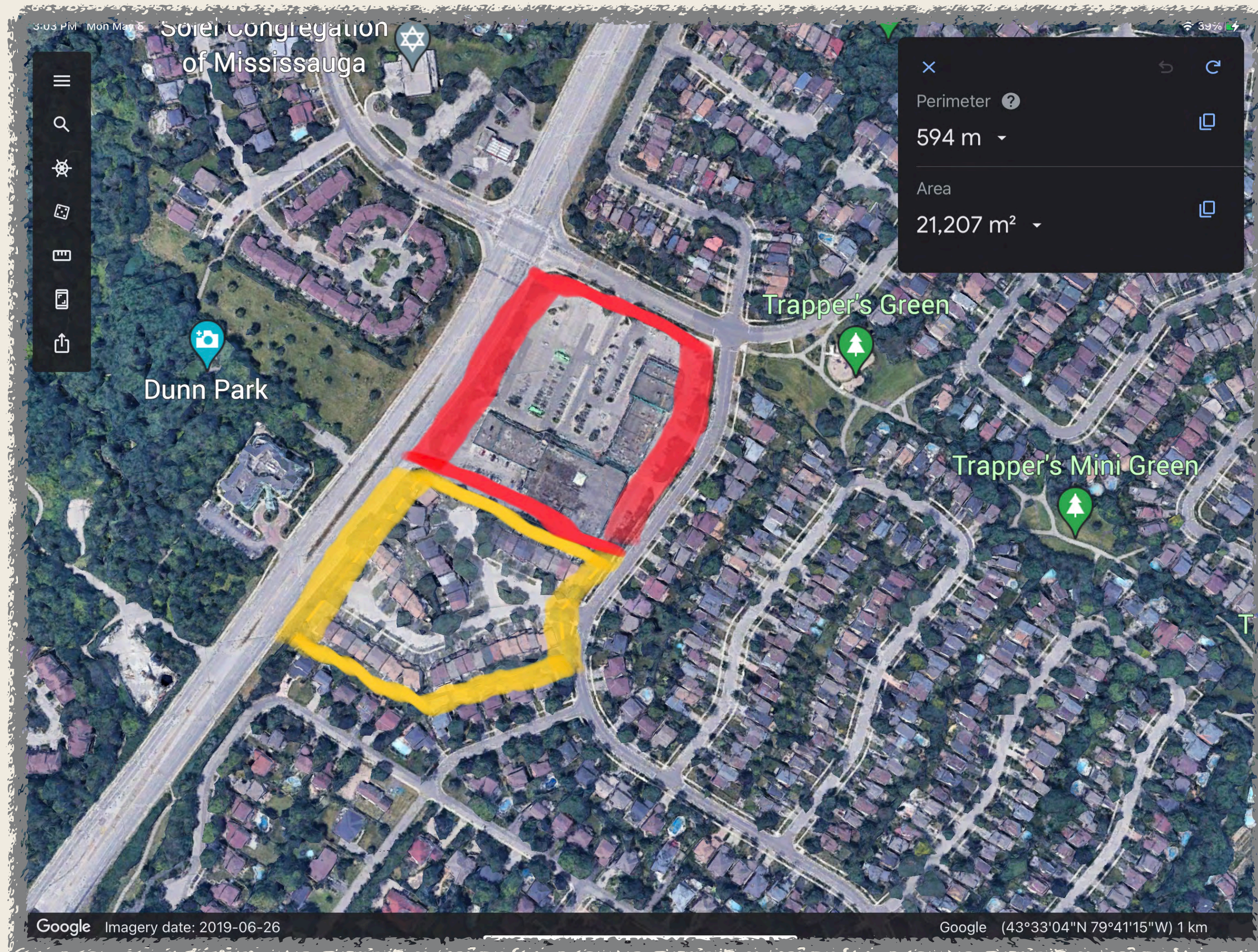


- Residential Low density II per Erin Mills Neighbourhood Character Area

- Farrier Court
- Farrier Mews



Southwest Neighbours



Site:

- 703 units, Area: 2.60 hectares
- Density: 270 units/hectare

Southwest Neighbours

- 59 Two-storey semi-detached homes
- Area: 2.12 hectares
- Density: 27.8 homes/hectare

Proposal is

9.7 X

The density of the northeast neighbours

Northwest Neighbours

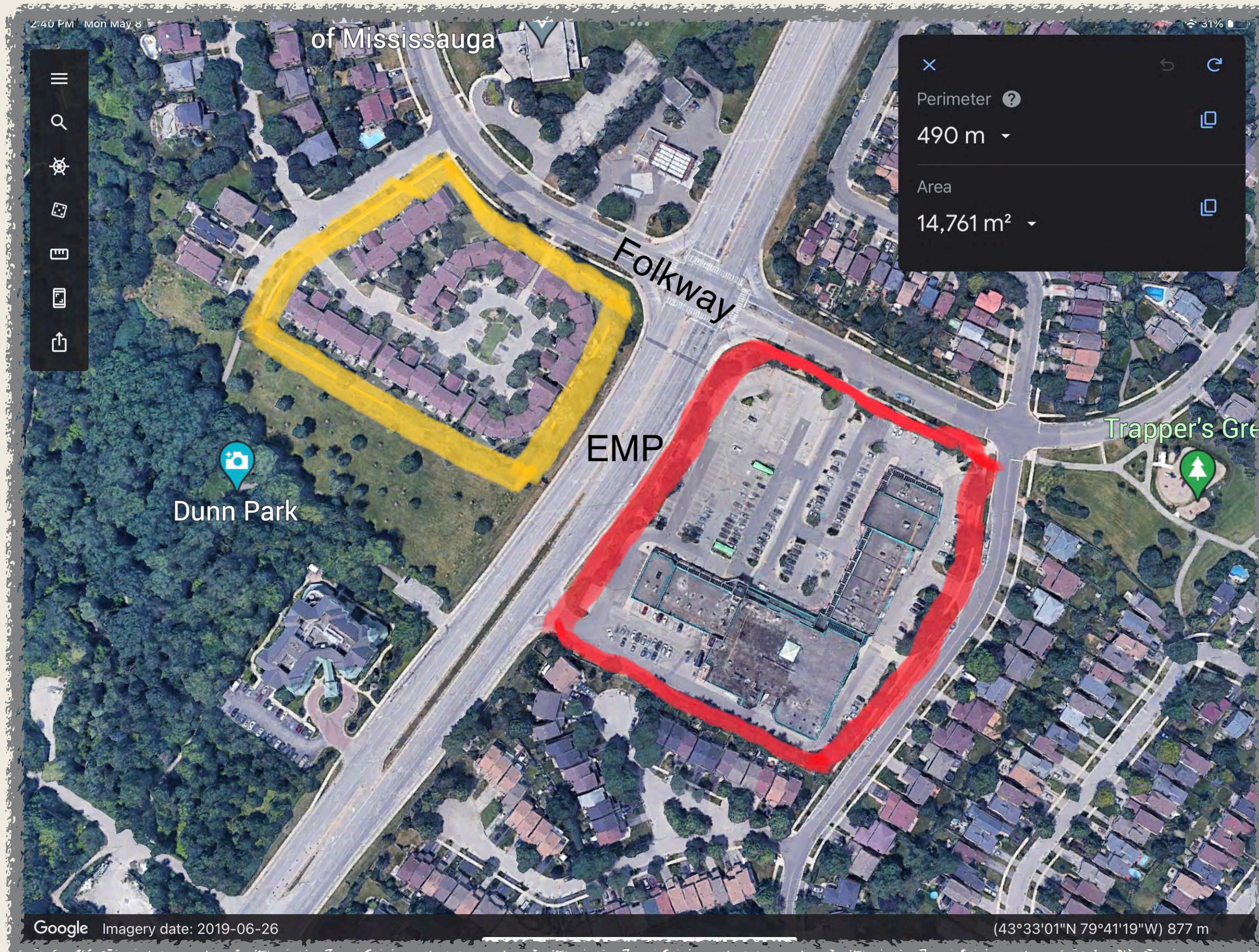


- Arbour Green Townhomes

- Residential Medium density per Erin Mills Neighbourhood Character Area



Northwest Neighbours



Site:

- 703 units, Area: 2.60 hectares
- Density: 270 units/hectare

Northwest Neighbours

- Two-storey townhomes
- Area: 1.48 hectares
- Density: 35.2 homes/hectare

Proposal is

7.7 X

The density of the northwest neighbours



Part 2: Comparison to Recent Developments

Three recently built developments in
the greater area of the proposal

Photo credit: DonBarker

3170 Erin Mills Parkway



- Windows on the Green Condos
- Low-rise condos
- South of Giant Tiger plaza

- Two entrances:
- Right in/out at EMP
- Fifth Line West



3170 Erin Mills Parkway



Site:

- 703 units, Area: 2.60 hectares
- Density: 270 units/hectare

3170 Erin Mills Parkway

- 154 Low-rise condos
- Area: 1.04 hectares
- Density: 148 homes/hectare

Proposal is

1.8 X

The density of the 3170 EMP Condos

Collegeway / Ridgeway

- Back-to-back stacked townhomes
- Under construction



Collegeway / Ridgeway



Site:

- 703 units, Area: 2.60 hectares
- Density: 270 units/hectare

Collegeway/Ridgeway

- 380 townhomes
- Area: 2.62 hectares
- Density: 146 homes/hectare

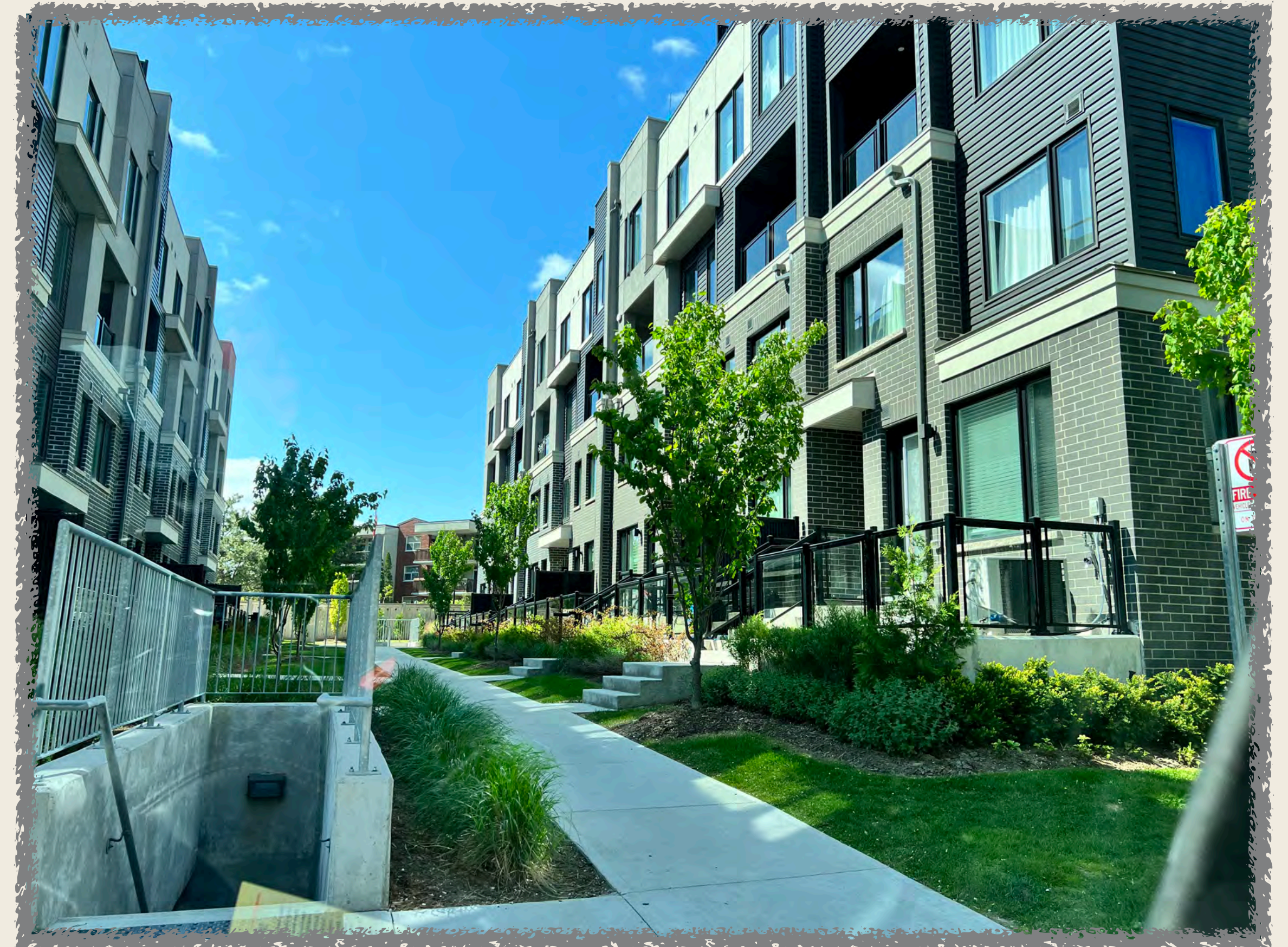
Proposal is

1.9 X

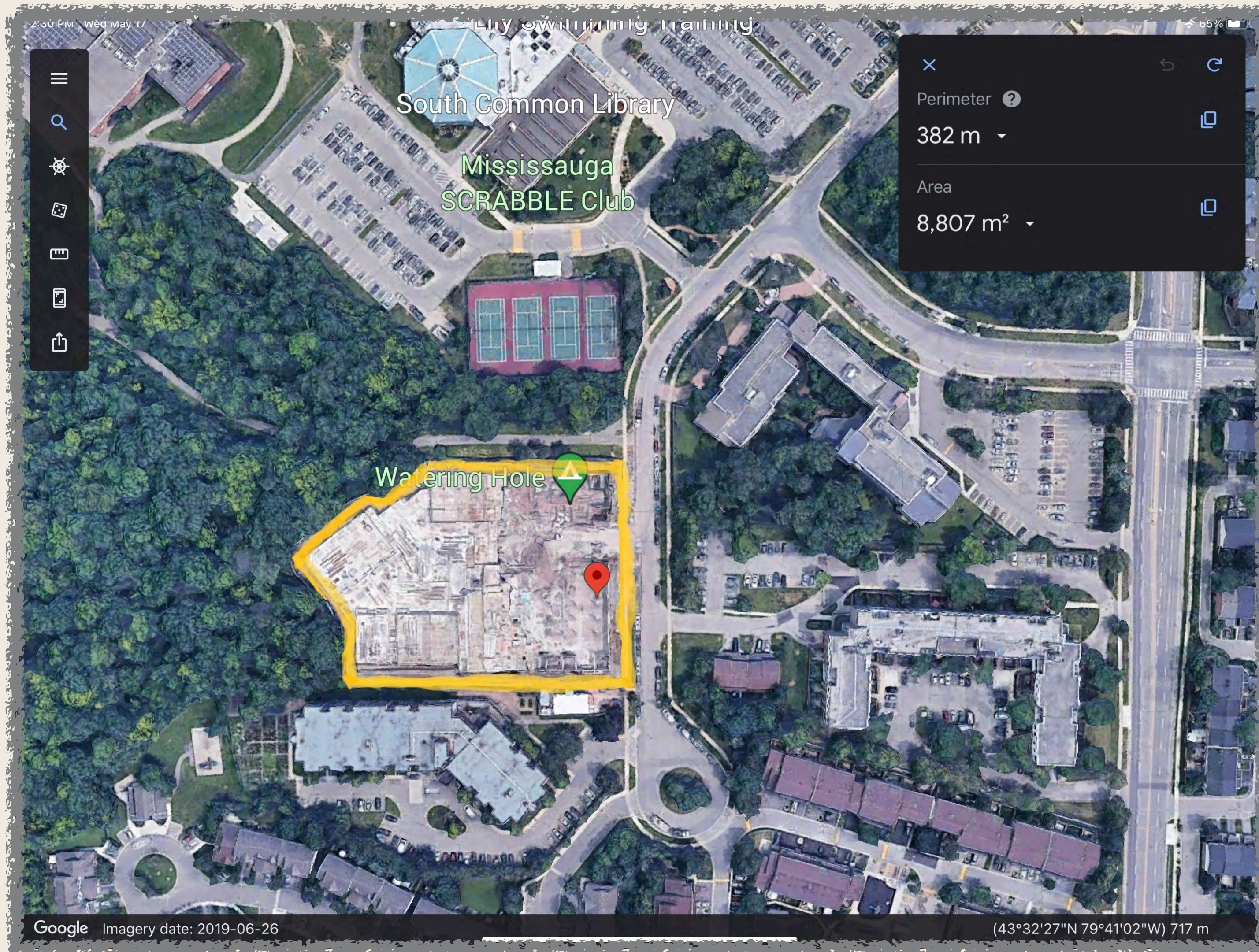
The density of Collegeway/Ridgeway towns

3472-3492 Widdicombe Way

- Back-to-back stacked townhomes
- One entrance from South Millway



3472-3492 Widdicombe Way



Site:

- 703 units, Area: 2.60 hectares
- Density: 270 units/hectare

3472-3492 Widdicombe Way

- 144 Stacked, back-to-back townhomes
- Area: 0.88 hectares
- Density: 163 homes/hectare

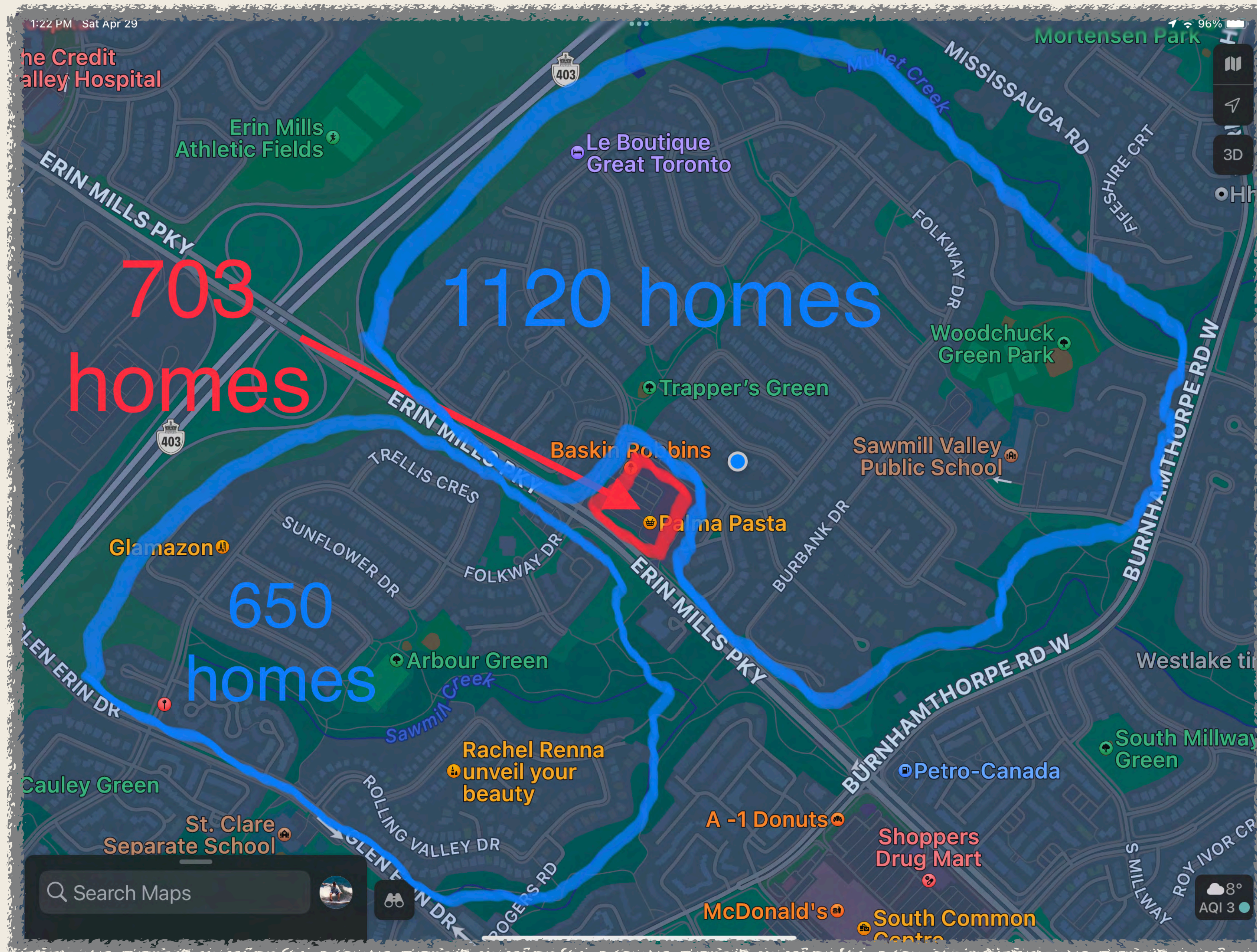
Proposal is

1.7 X

The density of the Widdicombe Way towns

Comparisons

| Comparison Area | Density of proposal vs density of comparison area |
|-----------------------|--|
| NE neighbours | 14.8 x |
| SE neighbours | 13.4 x |
| SW neighbours | 9.7 x |
| NW neighbours | 7.7 x |
| 3170 Erin Mills | 1.8 x |
| Collegeway / Ridgeway | 1.9 x |
| Widdicombe Way | 1.7 x |



This is **NOT** Gentle Densification

- ***703 Units***
- ***773 resident cars***
- ***Plus 141 visitor/retail cars***
- ***3 entrance/exits with no stop signs nor signals***
- ***Up to 11 storeys tall***
- ***In a "neighbourhood"***

Conclusions

The density of the proposed site is:

- Wildly out of character with the neighbouring areas
 - Almost twice what exists at similar recent developments
 - Overall, the 703 homes proposed for 4099 Erin Mills is ***absolutely ridiculous***
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