

Presentation to Council May 18, 2022

To: The Mayor and Members of Council

Re: Draft Official Plan Amendments OPA183 and OPA184

Subject: The **Block** North of Centre St. E. West of Railway, South of Belvedere Cres., East of Pugsly

Draft OPA 184 proposes Neighbourhood designation for said Block, hence densities far below break even to recover numerous costs of demolishing the workshops for residential development.

Workshop owners have to pay tenants for relocation, closure, permanent customer loss, worker dislocation and departures, etc., or wait for each and all leases to expire.

Developing said mainly auto workshops requires environmental remediation, loss of rent for years and costs of keeping the land, in addition to normal development costs.

Owners currently earn very high net rents and capital gains, for such fully depreciated old workshops. So densities must be far higher than Neighbourhood level to pay all costs, plus incentivise ALL, not just most, property owners to redevelop, as even one rundown workshop remaining will suppress all valuations for all.

Proposal: As all of said Block is within 500m of Go Station, Medium to High Density would be consistent with Provincial, Regional and City Policies and with all justifications to Intensify South of Centre St.

Note that South & North of Centre St. have same distance to Go Station as commuters from both sides must get to Centre St. first, then to head to Go.

The best Intensification candidate- Vacant Land, NW of Centre St. & Railway:

- All of it is within 500m radius of Go Station,
- Unlike usable or rentable properties, it generates no income to maintain it and banks don't lend on raw land, both good incentives for speedy development,
- Its development requires no relocation or demolition,
- Crash, Noise & Vibration Guards enable building within 5m of the railway land,
- Even a tower built on it would not shadow over neighbours, all a distance away,
- A row of tall Garages along its railway side will shield the lands to the west from railway's undesirable noise, sight, vibration and most importantly, bad image,
- Said shield will add value to lands to its west and their residential potential,
- A classy mid to high rise on it will upgrade Centre St., from poor to good,
- Its development will rid the area of a junkyard, eyesore, unsafe land,
- A sample development plan has been submitted before.

Mid to high densities are essential to justify crash, noise & vibration guards, plus extensive environmental remediation.

Tak Amiri- CEO. Zexin Inc. – Owner of 189 Centre St. East.