

AnnaMaria Valastro

Dear Council Members,

Please approve the proposed development at 192 -196 with the following amendments.

Enforce the landscape open space requirement with an increased rear set back to provide for a vegetated buffer between the homes on Hyman Street and the highrise. The transformer, which is a source of noise for nearby residents, is better concealed with an absorbent buffer than a wooden fence.

An increased setback to provide a vegetative buffer from noise and smells to the residents in the highrise facing Richmond Street.

It has gone too far when a building must hold its own polluted runoff inside the building itself until it can slowly release it into the Thames River to avoid flooding downstream. **How insane - simply because you refuse to implement open ground setbacks; not only to absorb runoff and replenish groundwater, but plant native plant species, trees and give residents a nice view other than the backs of restaurant exhaust systems.**

You make it hard when it is actually simple. And it is simple.

The homes on Hyman Street sit lower than the property at 192-196 Hyman, therefore the building will be hovering over them without breathing space. There was no wind assessment offered with this proposal and Council is making decisions without understanding the full impacts to residents on Hyman St.

Please see attached images.

The underground parking cannot be built with a simple setback of 1.5 metres because there is an existing residential building on the corner of the underground parking lot. The underground parking lot is two storeys deep, and the act of excavation alone would be intolerable for those residents and could possibly destabilize the building.

It is unknown how the planner on file came to decide that 1.5 metre distance between the underground parking and the property line would suffice.

NO ONE on the planning committee scrutinized the particulars of the building because committee members are acting on their own ideological view on housing rather than building good housing for people and neighbourhoods.

It is more important to build the city better than just counting units. If you cannot afford to build better, than don't build. Build only what you can afford, and don't bankrupt the city simply because you are in a race.

Sincerely,

AnnaMaria Valastro



