

We represented 49 Petitioners at the Planning and Environment Committee meeting on Tuesday, October 7th concerning the above captioned application.

Due to a couple prior applications running over in time, Barb Debbert, City Planner graciously shortened her presentation by only presenting 2 areas which she felt had recently become contentious, due to new requests by the Developer.

The Developer then presented their full case taking close to an hour. It was a very late evening for all, and we feel that **full consideration was not given to all of the facts and that some mis-information was provided and not able to be confirmed.**

We have worked with the Planning Dept. and Developer for more than a year and a half, and both sides have made compromises, however we felt we had reached a result that was fair and logical for all parties. **The Recommendations by the Planning Staff at the Oct. 7th PEC meeting were in keeping with all the negotiations.** We are very concerned about the drastic changes and deletions made in a revised report to be presented at a special PEC meeting on Tues. Oct. 14th, as a result of direction from the PEC.

They include, but are not limited to:

1) The Developers intent to retain the driveway on the West side of the property at 510 Central. **This was never incorporated into any previous drawings or plans, or raised at any meetings.** The neighbours clearly relayed they wanted green space at the front of the building. We have previously written to some of you concerning the parking problems we experience in our neighbourhood. The problem has not been resolved. The 2 subject properties, which consist of 510 Central and 609 William Street in total will have 3 driveways. Retaining the driveway to the West at 510 will in our opinion, continue to cause parking problems, will impede traffic flow on and off Central, will negatively impact the streetscape, and present a hazard for pedestrian and vehicular traffic.

We note the initial recommendations, that “No boulevard parking be allowed” has been removed, thus leaving it as an option only by it’s absence. The allowance of boulevard parking would present same dangers as would the West side drive.

**This Developer has a unique situation where they have ample parking space available at the rear of 510 Central and 609 William to accommodate all required parking for 510. Their plan shows a total of 27 parking spaces combined for both properties which is more than sufficient and would negate the necessity of retaining the west side driveway or any boulevard parking.**

2) The Developer has suggested that the building at 609 William has continuously operated with a retail outlet. It is our opinion that there **has not been any active Retail at that location for some time,** and we feel that confirmation of that fact is imperative before a decision can be made concerning this issue.

3) The Recommendation for the roof line of the uninhabited portion of the proposed building at 510 to be lowered in respect for the small cottage bungalow to the East, has been deleted in it’s entirety. We feel more investigative work needs to be done concerning the overshadowing, and lack of privacy.

We feel a decision by the PEC would be based on inaccurate information and question the need to rush to a decision this Tuesday, as opposed to making an informed accurate one.

We received the amended submission on Thursday, October 9th. We attempted to obtain clarification but were unsuccessful due to vacations and the Thanksgiving Holiday. We have been working working with this Developer for close to 2 years, and to present a drastically changed proposal and request approval in a matter of 2 working days is unfair to the group that we represent.

We are very concerned about the changes and more importantly the deletions being presented to a special PEC meeting on Tuesday, October 14th, and the Council meeting, and **respectfully request that it be deferred back to the Planning Department for clarification and further investigation.**

We thank Barb Debbert for all her work, and thank you for your considerations.

Respectfully submitted;

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