

Good evening everyone.

I am here to emphasize why 230 North Centre should remain Medium Density. Our entire established community are low level buildings, all conducive to the area. This land at 230 was purchased as Medium Density by Tricar from Sifton Properties who own Richmond Woods. Every Tricar unit is to purchase not to rent. Each time Tricar have always proposed about 230 units in a tower with about 17 podiums with walkways to either Richmond or North Centre with three of them recently added facing Richmond Woods. But in fact the one tower proposed is actually 3 conjoined towers – yes 3. And yes it is massive, across, back & up. That is why this building sitting on 1 hectare of land takes up almost the entire property— no land to enjoy the outside for the greater than 500 people who will live in this building. Except on Tricar’s website, it states “How the pedestrian entrance will be a focal point with a clear & unobstructed view & an ideal location to take advantage of the direct sun exposure”. What about our clear & unobstructed view with direct sun exposure! On Tricar’s online document, it states “Shadowing should not affect neighbouring area” instead of WILL NOT! Each unit is For Sale in the \$400,000 range. At Tricar’s “information sessions”, it was stated in the LFP “extremely high turnout of perspective buyers..”. The meetings really weren’t for us. The city projects this building will add approximately 700+ more vehicles per day to North Centre Rd. This Road also is a bypass road used for vehicles between Richmond & Fanshawe. I was on it today & cars whiz by both ways, cutting through. A number of school buses pickup & drop off students. So we are a community of all ages with many seniors. Because the 3 conjoined towers take up almost the entire hectare of land, there is only one laneway straight in & the same laneway out, facing north/south & sharing Richmond Woods entrance. That means this one laneway will service all 3 floors of underground parking, act as the **main entrance** for people and vehicles coming & going in/out of the building, for service vehicles such as garbage trucks repair vehicles, ambulance & their noise. There are only 5 guest parking spots facing Richmond Woods on this same laneway. The sloped hill behind with Western property on top is not as high as it seems. That’s because the property gradually slopes all the way down to North Centre & through townhomes below to Loblaws.

Now briefly lets compare 230 North Centre (purchase units) to 300 N.Centre (rental, 2-3 bedrom units), behind Staples. Both owned by Tricar & both are about 1 hectare. 300 N. Centre is a true one-tower bldg., 119 units, circular driveway at main entrance at front, a south side parking area for tenants with 13spots for guests; + has 2 underground parking entrances, along south side. It sits into a very steep and high hill behind with tall old evergreens at the top. There are about 7 allowable parking spots in front of bldg. on North Centre, often all full. So where will the overflow of vehicles from 230 NC park?

So with these 3 conjoined towers at 230 N.Centre being For Sale Units in the \$400,000 range, vs. the 300 N.Centre bldg. being affordable rental units, which building is most conducive to using Transit from Masonville. It won't be owners from 230 N.Centre. Besides, Transit to & from Masonville is most often used by younger service people who are coming to work there, students, or others catching transit to go to work. Having an expensive **to buy unit** does not translate into ridership for transit. So if Tricar is trying to tie in to the Transit System, why do they have the units for sale & not for affordable housing? It just doesn't mesh!

These conjoined buildings need to conform to the surrounding area of Medium Density. This land will only hold one true tower, not three. Tricar has put no thought, no care, into our neighbourhood. There are other options for Tricar if only envisioned!

My one Questions I would like answered later: Will the podiums be used for businesses, like Tricar on Sunningdale?

At prior council meetings I have already talked about this land is part of Arva Moraine track, high water table, shadowing and about Density & Bonusing.