

From: paula

Sent: Thursday, October 11, 2012 9:38 PM

To: McNeely, Heather; Henderson, Dale; Usher, Harold; White, Sue; Fontana, Joe; Brown, Matt; Swan, Joseph; Baechler, Joni; Bryant, Judy; Orser, Stephen; Brown, Denise; Hubert, Paul; Van Meerbergen, Paul; Armstrong, Bill

Subject: SWAP, File O-7609

I am very concerned that council is pushing through massive changes to the SWAP area which looking at the big picture will impact Lambeth and the South end of the city greatly and in a negative way.

1. Why are we allowing for all this commercial development? The cities marketing research showed that we only need 1 million m2, and I see over 3 million m2. This doesn't take in to account any growth for the increase of online shopping.
2. Why is council allowing commercial developers to dictate where they will be building their big box stores?
3. Why is council allowing for such large urban sprawl, when there is an over abundance of commercial space already. Unfettered urban sprawl means more infrastructure costs, higher taxes, more downtown deterioration, increased traffic congestion, poor air quality and fewer municipal services?
4. By allowing for all this commercial development we aren't increasing jobs, most of these big box stores just move from one spot to another and many of these companies don't hire full time staff, offer benefits or pay a fair wage. These large developments will hurt local business which actually support the local community, this is based on the cities own study.
5. I am concerned that by allowing all this extra commercial space, shops already in place, will just close their doors and move to a new location leaving their old location empty and an eye sore.
6. I am concerned for the survival of the commercial, social and recreational village atmosphere in Lambeth, there should be a focus on "buffering" the inter-face points of Lambeth & SWAP - the green buffers, the water & sewage underground infrastructure, roads and parks, protection of property values, promoting local businesses (Walk & Shop in Lovely Lambeth), protection of treed areas, and creative application of provincially-mandated features such as erosion-protection ponds for passive and active recreation use. This what makes cities like New York, London, Paris, Vancouver great. Small pods of communities, where residents can walk to the grocery stores, stroll down the treed streets with local shops, not large big box stores.
7. It is important that the City not allow the SWAP area to turn into Hyde Park, the mass commercial development has ruined the Hyde Park Feel. We should want to have more pods of neighbourhoods, like Worthy Village.
8. The City wants to promote the environment, but that can't happen when you allow for large big box stores with huge parking lots allowing for large stormwater run off, that we have to manage and treat.
9. Why is council inviting new zoning areas, this is against every teaching a planner was ever taught. Council should trust city planners and staff, as they are highly educated in their field and were hired to do a specif job and council should be listening to them.

Sincerely

Elizabeth Bustard

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