

Mr. Craig Smith,

We recently received the notice of the PEC meeting on September 23 and the revised site plan. Phil and I attended the UDPRP meeting where it was recommended the developer return to the UDPRP with several improvements to the site plan. The suggestions included improvement of landscape plan, addition of a central outdoor space, lack of green space, garbage and parking not good, not developed far enough, steep steps, develop further to make more compatible, refine the building and LOTS OF PARKING , TOO MUCH.

The revised site plan shows none of this which was extremely disappointing and sad. The updated site plan shows hedging , amenity space and swales all squeezed into one small area to the west and south of building 2. How is this possible? This is a fallacy with total disregard for amenity space. The update shows the addition of several small circles for additional plantings. The size of the footprint has led to other issues such as

1. Lack of green space for the tenants.
2. Loss of virtually all trees
3. Storm water management, swales, and tree loss on abutting properties.
4. Connecting into a 47 year old sanitary sewer not designed to hold the capacity.
5. Traffic and U TURN recommended at a corner where two accidents have occurred this past month
6. Not a good fit for the neighbourhood. Not located in the Masonville Transit Village.
7. TOO MUCH CONCRETE AND PAVEMENT.
8. Loss of privacy with vehicles , ubers, taxis, delivery truck lights coming and going.
9. Sixteen homes are directly affected by these issues not just one or two.
10. Site plan should be required prior to Zone change and the footprint reduced.

We ask you to consider reducing the size of the footprint and provide more clarity to the neighbouring property owners.

We take it as an article of faith that City Planning will enforce bylaws and UDPRP recommendation and thereby look after our interests in this matter.

Regards,

Phil and Deena Lincoln

7 Camden Rd.