

From: [REDACTED]
To: [Michael Oliveri](#)
Cc: [REDACTED]
Subject: [External] Re: Confirmation of Delegation
Date: Tuesday, September 27, 2022 11:57:56 AM

Hello Michael,

Could you upload this email so that it can be uploaded as an attachment to the delegations tonight.

We will basically be reading that for our delegation but thought a hard copy on file would be beneficial.

Introduction: We are the neighbors of this development property – we own [REDACTED] the heritage designated barn and house that sits on 3 acres. We purchased this site knowing that there was a potential development coming next door

We ask Council and City Staff to consider our points on 3 items;

1. We hope that the Developer **considers the community**
 - a. Given the lack of alteration to the project density and configuration, we don't feel the developer has done a good job considering public and Council recommendations
 - b. Though the development will produce significant development charges and tax base for the City, the developer has not given back to the community on the whole. Take for example HIP's restoration of 2 heritage sites with their tower constructions + world renowned art installations and public space for the community. Likewise, Pearl group has given the community an iconic restaurant and venue (also a heritage restored site) and continues to be a community player in our neighborhoods
2. We hope the Developer **respects the heritage sites**
 - a. There are numerous heritage sites directly to the left and right of this property, both these properties could be affected by the construction process and,
 - b. Both these sites will certainly be impacted from a visual / heritage significant landscape and never be the same after development is completed
 - c. We urge the City Staff and the Developer to consider MHAC's requests put forward by a Motion on top of the recommendations from the Heritage Planning study
3. We hope the **city is cautious, diligent and plans for the future during the Site Plan process:**
 - a. We understand this site will have some magnitude of development eventually, therefore we ask that if any residential density zoning approvals are given the City make sure this development is a good fit for the neighborhood and the city for the indefinite term, not short sighted solutions to a housing problem or increased tax revenue.
 - b. This means ensuring that **setbacks** are enforced, especially beside heritage sites. Ensure that street work will support the safety and traffic of cars and pedestrians.

Shadow and noise recommendations are met and maintained, etc.

- c. The developer has mentioned to us that he intends to provide a pedestrian stairway from Highman **down across the street to the river**, with a pedestrian crosswalk. He mentioned he intends to keep all the trees directly adjacent to the heritage sites (for example the trees that separate the heritage barn and the development) and will plant an additional 500+ trees to make up for the trees being removed, including green roofs. That the road will be reconstructed using the developer's property setting back the development and that they are eager to make sure this development is a good one for the neighborhood, city and roads.
- d. As a current resident on Water ST S, we have noticed increased traffic and speed on the street and backlog. We are concerned the traffic study was done based on previous years, of which the most recent was during COVID peak. The traffic study should be revised for 2022 / 2023 numbers and crosswalks and traffic slowing measures (potentially lights) should be considered.

We are not apposed to development next door but ask Council to consider an approval with suggested alterations that satisfy the requests that have been made by Council and the Community or defer the decision for the developer to consider some alterations that suit these requests.

Thank you,

Omar Kaake & Kayla Zawiski