

## 23-296-CD Appendix C – Public Comments

**Michael Campos**

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**From:** [REDACTED]  
**Sent:** Wednesday, August 9, 2023 1:22 PM  
**To:** Michael Campos  
**Cc:** Ross Earnshaw; E\_mayor  
**Subject:** [External] 39 Lowrey Avenue North (R09/23)

Dear Michael,

I was unable to delegate at the Planning Statutory Public Meeting yesterday evening. If possible, I would like to submit the following opinions for your consideration as Planning continues their review of the application.

I am a resident on Chalmers Street North, between Pollock and McNaughton. I am supportive of the redevelopment and intensification proposed at 39 Lowrey Avenue North. I have followed the property closely over the last 10+ years, as I know some of its immediate neighbours. A redevelopment will be welcomed in the community, especially given the current state of the existing home.

Mayor Liggett raised a good point regarding the driveway access for the subject property. The geometry of that intersection challenges safety for all roadway users, and I would like to encourage Transportation to see if any improvements for pedestrian and vehicle conflicts can be made. This development's adjacency to the intersection should trigger the City to implement tools from the "Keep Calm - Resident Led Initiative" guide. I appreciate this is beyond the scope of the application, however it would address the concerns I believe Mayor Liggett was highlighting with her comment. A basic example in approach could be physical or painted curb extensions. I believe access off Lowrey is safer than off Pollock Avenue, especially given the two-way stop configuration and that Pollock sees more through-traffic.

Additionally, I would like to suggest that given the development's prominence along Pollock (a direct view corridor as you drive east along the avenue), that additional care and attention be placed on the elevations and massing. The current elevations seem to follow more of a mass-subdivision template, however there is an opportunity here to better integrate with the material palette and historical façade arrangements within the East Galt neighbourhood while still achieve a contemporary brand. I do not wish for this comment to negatively affect the proposal. I would simply ask the owner's designer to review especially the two most prominent elevations along Lowrey and Pollock, consider taking elevation cues from the neighbourhood, consider breaking up the massing a little more, and arrange materials in keeping with the local character.

Thank you for your time in receipt and consideration of the above opinions.

Have a wonderful week,

[REDACTED]  
[REDACTED]  
[REDACTED]

Ward 4