

I've reviewed the documents of the application. It looks good, and I, as someone who lives on Schroder Cres, would be happy to see this land head towards development, and the more units the better, but I know I'm probably an outlier on that regarding this development. More housing is needed in this world.

I would be curious to know if the amenity space at the top could be turned into an opportunity for a shared public/private play or recreational space. with the Haditi creek trail beside the development, I wonder if the applicant and city would be interested in creating a trail connection to it.

It would also be great to see a landscape plan and to see what the treatment would be along the trail edge / rear yards (west). I would say privacy fencing would be an unpleasant aesthetic for the trail, but iron eagle fencing, with rear yard easement with trees on centre would be lovely. like what the concept plan shows, but it would be great to see the city hold it to a standard.

I used to work for the planning company involved with this application, so I won't offer any more then I already have on this application. I now work for the Town of Halton Hills as a Landscape Architect Technologist. But as a resident who is nearby, I think it still grants me the right to offer my input.

Kind Regards,
Nathan Zrini

Dear Ms. Sulatycki;

To start with, thank you for sending us notification about the proposed development for 300 Grange Street.

We would like to say that we are not opposed to developments such as this, provided the city takes a good hard look at the area involved.

To begin with we are located on Schroder Cres across from Auden Rd. Currently at this corner we have a pedestrian crossing which at best is less than safe. It services during the school year students who attend for the most part St. James and St. John's schools, not to mention the many young families and seniors in the area. The traffic is horrendous and it is at times like a Daytona racing strip. To say that no one has been injured crossing here is a miracle although there have been a few fender benders, because not all but some drivers' believe it is their right to race around the bend when coming off Victoria and flying up Grange. To think of another 21 cluster townhouse units and 2 single detached residential dwelling, in our view will only make this worse. Not to mention parking. In today's age most families are 2 cars and with townhouse units, parking for vehicles is always slim. Street parking like that on our street is scarce and we feel this will also be another issue. We do not believe the city and planning department will put enough thought into how this will impact our area which is already highly congested.

Unless traffic calming, safe bicycle lanes and adequate parking are put in place first we would be ADAMANTLY OPPOSED to this development moving forward.

Yes we support mixed residential that is affordable for all but not at the expense of safety.

Please think long and hard before proceeding with this development.

Regards,

Bryan and Susan Neath