

**Subject: ZONING & BY-LAW APPLICATION: 1373-1389 Gordon**

**FILE # OZS22-01**

I am a resident at [redacted] Vaughan Street and am vehemently against the following changes in our Planning ByLaws as follows .**Changing the Planning Rues to allow a High Rise apartment building on the corner of Gordon and Vaughan streets.**

I am both a Registered Family Therapist and a Forest Therapist. Like a family, each tree in the forest is dependent on another in order to exist. There is interdependence in both the family and forest systems. Ecosystems (plants, animal, TREES, fungi) are similar to family systems, communities and human societies. The stronger the relationships are, the more resilient the system.

My clients report that their quality of life improves when they use the resources trees provide. A 15 minute sit or walk in a treed area lowers blood pressure, improves the immune system and increases well-being.

Changing the planning rules for the removal of nearly 200 mature trees is a decision that flies in the face of the efforts of a world trying to manage climate change and a community yearning to restore balance and connection to nature.

For years the trees on the corner of Gordon and Revell have captured carbon emissions and returned oxygen to the atmosphere. Diana Beresford-Krueger PhD. respected author and scientist has been saying that we could turn climate change around if each person were to plant 2 trees over the next six years. To remove two hundred mature trees that are doing their job seems to be the antithesis of current science. Each one of us has a role to play in the healing and transformation of our world. To cut down these trees is irresponsible.

Reid's Development wants to increase the maximum height of the existing 'Neighbourhood Commercial Centre' use on the property to permit a 9 storey building. This will be the first of several apartments that will be built on the northwest corner of Gordon and Vaughan Streets. Changing the planning rules now sets a dangerous precedent for this section of Gordon Street and does not bode well for future buildings.

**Solution?** Keep the city planning rules to allow mid rise buildings on the property, ie. Maximum height of 6 storeys.

1. **Changing the Planning Rules to allow a Large Surface Parking Lot to support the Development**

Reid's Development is proposing a +/- 160 space parking lot which exits onto Vaughan St.. Changing this bylaw enables this to occur.

The impact would be at am and pm peak times where traffic will be 72-74 vehicles from the apartment exiting /entering the neighborhood via Vaughan St., Revel and Heritage Dr.. Add to this number, existing resident traffic, school buses, delivery trucks, emergency vehicles, parked cars and significant traffic jams will occur. Cars will be idling and could pose potential safety issues for children walking to and from school and using the Playground.

**Solution?** Direct the traffic from the development to Gordon St. as outlined in the City Urban Design Concepts.

2. **Changing the Planning Rules will permit the removal of nearly 200 mature trees to add a parking lot.**

Although small thin trees will be replanted, this will not hide the visual impact of the parking lot in a residential area. This would certainly affect selling prices of the townhouses who would face this parking lot on the other side of the street.

**Solution?** Underground parking

Signed: *Susan Dafoe-Abbey*