

Hello,

I urge the city to remove the 'high density' zoning for future development of the Armtec George Street lands. Please see my comments below.

Reasons to remove the high density designation:

- A high density designation puts additional pressure on riverlands/watersheds, something that is already a problem in many parts of this city (and province). It would put pressure on the existing wildlife that lives in the spaces adjacent to the property. It would encourage the further pollution (instead of continued remediation) of our river systems.
- The location does not lend itself to high density development. It is not an arterial/collector roadway. It is at the end of narrow and dead-end streets (one which has a very steep hill). There is insufficient road connectivity to manage a significant increase in population density and traffic in the area. There's also no way to increase road width/capacity in the area without appropriating existing properties.

This property should be medium-density at most, and natural heritage land at best. Medium-density offers the opportunity to build housing while creating some green space within the property, helping to maintain a healthier watershed.

Of course, if the city was willing to be bold and proactive in terms of our deepening climate crisis, then a natural heritage designation would be the best step here. Naturalizing this area would also create the opportunity for plantings that would encourage butterfly and bee populations (for example, native milkweed varieties could be nurtured in parts of the space; there's also a great opportunity to plant threatened native species trees like Kentucky Coffee-trees, or the endangered Cucumber Tree, which likes moist areas), while building a contiguous, green corridor for wildlife and for people to enjoy.

Thank you,

Beth Finnis