

SANDRA L. BYERS,

[REDACTED]

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[REDACTED]

REVISED CONCERNS

MY CONCERNS REGARDING THE BUILDING AT 785 GORDON ST. ARE AS FOLLOWS:

MY PROPERTY AT [REDACTED] BACKS ONTO THE PROPERTY OF THE DAYS INN (785 GORDON ST.). I HAVE LIVED HERE FOR 36 YEARS. IT STARTED OUT WITH THE BILTMORE MOTEL & THEN PROGRESSED TO THE PRESENT DAYS INN. EACH CHANGE BECAME TALLER. ADDING MORE HEIGHT TO THIS BUILDING IS A PRIVACY & NOISE ISSUE.

OUR AREA IS KNOWN AS CAMPUS ESTATES. IT IS A QUIET, RESIDENTIAL & PEACEFUL AREA THAT HAS MANY FAMILIES WITH YOUNG CHILDREN LIVING HERE. THE LIMITED PEACE THAT WE ENJOY NOW WILL DISAPPEAR FOREVER. THE TRAFFIC, IN THE AREA WILL BE INCREASED BEYOND A REASONABLE LEVEL. THERE IS ONLY 1 EXIT TO GORDON ST. THAT HAS STOPLIGHT ACCESS, (HARVARD RD.). THE STOPLIGHT IS NECESSARY TO BE ABLE TO BLEND INTO THE GORDON ST. TRAFFIC STREAM. WITH THE NUMBER OF VEHICLES THAT THIS BUILDING WILL ADD, THE LINEUPS TO MERGE WITH GORDON STREET WILL BE VERY LONG

THE HEIGHT OF THE PROPOSED BUILDING IS MUCH TOO HIGH. THE PRIVACY FOR MY PROPERTY & THE NEIGHBOURING PROPERTIES WILL BE COMPROMISED COMPLETELY . THE LAST STUDENT RESIDENCE THAT WAS BUILT ON GORDON ST. (#803, NEXT DOOR TO 785 GORDON) IS 4 STORIES . 10 STORIES IS NOT ACCEPTABLE.

THE PROPOSED BUILDING WILL BRING LIGHTING PROBLEMS TO MYSELF & THE NEIGHBOURS. I ALREADY HAVE THIS PROBLEM. EACH YEAR WHEN THE LEAVES FALL, THE PARKING LOT LIGHT POURS INTO MY BEDROOM.

INCREASED NOISE WILL BECOME A BIG PROBLEM. WE ALREADY HAVE TO DEAL WITH VEHICLES LEFT RUNNING FOR LONG PERIODS OF TIME, ESPECIALLY IN THE WINTER. VEHICLES CAN ONLY RUN FOR 3 MINUTE INTERVALS UP TO 10 MINUTES. I HAVE CALLED BYLAW MANY TIMES OVER THIS ISSUE. CAR HORNS SET OFF FOR THOSE ANNOYING 20 SECOND MISTAKE ALARMS & NOISY, THOUGHTLESS PATRONS SHOUTING & CAVORTING IN THE PARKING LOT WELL AFTER 11 PM. I ALSO DEAL WITH GARBAGE FROM THE PATRONS WHICH THEY THROW OVER THE DIVIDING FENCE. I SHUDDER TO THINK HOW ALL THIS WILL INCREASE IF THE PLANS ARE APPROVED.

SINCE SOME OF THE BUILDING WILL BE COMMERCIAL, THERE WILL HAVE TO BE DELIVERIES MADE TO THEM. PARKING AGAIN WILL BECOME AN ISSUE IF THEY STOP & PARK ON HARVARD TO "JUST RUN IN FOR A SECOND" TO DROP THINGS OFF . THEN THERE IS BACKING UP & ACTIVATING THE ANNOYING BACKUP ALARMS. THEY WILL ALSO NEED PARKING FOR THEIR EMPLOYEES & CUSTOMERS. WHERE ARE THEY SUPPOSED TO PARK? I CAN SEE PARKING OVERFLOWING ONTO THE SURROUNDING STREETS WHICH ALREADY HAPPENS.

I HAVE HAD TO CALL THE POLICE DEPT. TO DEAL WITH SOME PROBLEMS & THE BYLAW OFFICE TO DEAL WITH OTHER PROBLEMS. I HAVE ALSO, ON OCCASION CALLED THE DAYS INN TO DEAL WITH VEHICLE AND/OR NOISE PROBLEMS.

THERE ARE A NUMBER OF PLACES FOR STUDENTS TO LIVE IN THIS AREA ALREADY, MORE IS NOT NEEDED. AT LEAST 2 MORE UNITS ARE COMING SOON. THE FORMER HOLIDAY INN AT SCOTTSDALE & STONE IS ONE, IT IS BEING REFURBISHED & THE FORMER COLLEGE MOTOR INN AT STONE & GORDON IS ANOTHER TO BE CONSTRUCTED SOON. THE UNIVERSITY HAS A LARGE BUILDING EXPANSION GOING ON AT THE MOMENT. I ASSUME THESE NEW UNITS WILL BE FOR FIRST YEAR STUDENTS. THESE STUDENTS WILL NOT NEED TO LOOK FOR ACCOMODATION WHEN THE NEW UNITS ARE FINISHED & THE CONSTRUCTION IS MOVING AHEAD WELL.

ON THE PLAN, IT LOOKS LIKE THERE WILL HAVE TO BE A DIVISION BETWEEN THE PROPERTY OWNED BY RESIDENTS & THE NEW BUILDING, IF IT PROCEEDS. AT PRESENT THE FENCE THAT IS THERE LOOKS LIKE A WAVE WHEN YOU LOOK ALONG IT. SOME SOME OF IT IS LEANING ON AN OLD EXISTING FENCE. I WOULD HOPE THAT SOMETHING MORE SUBSTANTIAL WOULD BE INSISTED ON.

I HAVE SUBMITTED THIS WRITTEN LIST OF SOME PROBLEMS. I'M SURE I'LL HAVE MORE AS TIME GOES ON IF THIS PLAN IS CONSIDERED. I SINCERELY HOPE YOU WILL NOT APPROVE THIS ZONE CHANGE, NOR ALLOW THE PROPOSED PLANS TO GO AHEAD. I HAVE NOT EVEN GONE INTO THE LOSS OF PROPERTY VALUES IF THIS IS PERMITTED.

PLEASE LISTEN TO THE RESIDENTS OF THE AREA & HAVE THEIR BEST INTERESTS IN MIND WHILE YOU CONSIDER YOUR DECISIONS. THE PLANNING JUSTIFICATION REPORT SAYS IN SECTION 6.1, PARAGRAPH 1, THAT ANY CHANGES MADE SHOULD--

WITHOUT NEGATIVELY IMPACTING THE SURROUNDING COMMUNITIES

THIS CERTAINLY WOULD IMPACT THE SURROUNDING COMMUNITY IN A VERY NEGATIVE WAY .

THANK YOU FOR YOUR ATTENTION.