

To whom it may concern,

I echo the concerns of my Valley Rd neighbours and counsellor Dominique O'Rourke. Our ability to turn left from our street onto Gordon has been a safety concern for the past 2.5 years we have lived in the neighbourhood. The traffic on Gordon is heavy and will increase if the development is approved. In addition, it is nearly impossible to find parking for our visitors on Valley or Lansdown, especially between September and April. The density is significant in our area already and the addition of these accommodations will just make it worse.

Thank you for your consideration, Jennifer Lamb

My concerns for this development are:

- the request for increased density of 176 u/ha where 150 u/ha are permitted. The density is a concern especially since it is in addition to the planned 10-storey building at Gordon/Edinburgh which will significantly increase the overall density of your area.
- Traffic impacts on Lansdown and especially Valley which is a very short street - a significant increase in volume will encounter storage capacity issues (vehicles backed up at lights or waiting to turn)
- The extraordinary length of the proposed buildings (each at 66m) which will be connected by a common lobby. This will not create an interesting streetscape on Gordon. (Total 132 m!)
- The number of new driveways on Lansdown where currently most properties don't access their homes from Lansdown
- Reduced greenspace for residents of the proposed development (61% of what is required) and its location exclusively along Gordon St, creating little real amenity space for residents. The proponent is arguing that people can just go to the new park that will be at Gordon/Edinburgh but this is not meeting their own requirements.
- Finally there is a timing consideration that concerns me and that's while this proposal is seeking enough parking spaces for the current bylaw, the Comprehensive Zoning Bylaw comes to Council on Wednesday. It proposes a REDUCTION in parking minimums for apartment buildings in the intensification corridor, ie Gordon. My concern is the moment the zoning bylaw passes, this developer will seek the lower parking requirement which, I believe is problematic.