

Dear members of the Council,

I am writing this comment in regard to the current application to amend the zoning by-law for a new development planned for lands located between Gordon St, Lowes Road West and Dawn Avenue.

The file number is OZS22-006.

More specifically, I object to the proposed amendment for Dawn Ave. I understand the need for densification in our city, as in many others in Ontario. However, I think that the proposal presented by the developers for 8 dwelling units on Dawn Ave, and the need to modify the zoning by-law from the current R.1B to R.1D is excessive. In my opinion, it is not in keeping with the currently established use of the land on the entirety of Dawn Ave, and not even with the existing single-detached dwelling units already existing in that section, close to Clairfields.

The developers' plan for the rest of the land, between Gordon and Lowes Road West will already provide a huge increase for the local housing density. Such a densification has already been done on Lowes Road West and it has negatively altered automotive traffic and street parking not only on Lowes Road West but also on Dawn Ave.

I believe the proposed change on Dawn Ave is not necessary or needful. I would not object to the construction of new single-detached dwelling units built on the same level of density as those existing next to Clairfields. Those are already of higher density than the rest of Dawn Ave but they have a reasonable amount of space between each other. I object to anything built on Dawn Ave with a higher density than those houses. I believe such a thing would create a permanent alteration that would be detrimental to effective circulation on that street, cause more use of curbside parking. I believe it would be detrimental to the quality of the lives of families already living on it, and to the safety of their children.

I have neighbours who share this opinion. I intend to be present at the public meeting on June 13th to personally support anybody else who also share it and who wish their objections to be noted.

Sincerely,
Dan Lacroix

Dan Lacroix, Ph.D.