

Hello,

I am writing to express my concerns regarding the proposal for "Gentle Density: Four Dwelling Units on a Lot" under Zoning By-law Amendment File No.: OZS24-002.

My name is Yumei, and I am a resident of Malvern Crescent (adjacent to Ridgeway). I am troubled by a proposal to divide a single lot (currently with a detached house) in Ridgeway Av into four, each accommodating three units, totaling to 12 units initially. If this proposal is approved, it would escalate to 16 units, translating to an increase from 40 to 48 bedrooms. These units are designated for rentals, offering no opportunity for equity and failing to address the pressing housing crisis faced by families and the homeless population.

While I appreciate the concept of gentle density, the scale of this proposal raises several concerns. Unlike individual units, having 40 rooms in a quiet crescent, devoid of sidewalks (only ditches) and with most residents having children who walk to school, raises valid apprehensions.

1. **Increased Traffic and Parking Problems:** The surge in residents, visitors, and vehicles would undoubtedly strain our already limited parking facilities. In a neighborhood where street parking is not permitted, accommodating the additional vehicles poses a significant challenge. Also, with no sidewalk, this is truly a safety issue for the kids to walk to school.
2. **Noise Pollution:** The frequent turnover inherent in rental properties could lead to heightened noise levels, disrupting the tranquility of our residential area.
3. **Strain on Infrastructure:** The sudden spike in population density could overload local infrastructure, including water supply, sewage systems, stormwater and electrical grids. Inadequate upgrades to accommodate this increased demand may result in issues such as water shortages, sewage backups, or power outages.
4. These buildings will also need to keep their garbage cans somewhere, where is this going to be kept? Will it affect the appearance of the neighbourhood?
5. **Decreased Property Values:** The conversion of a single-family home into a multi-room rental property could potentially depreciate property values in the neighborhood. Prospective buyers or renters may be deterred by the increased density and associated challenges like parking and noise pollution, adversely affecting the desirability of the area.

Considering these concerns, I believe maintaining three units would be a more prudent approach. While developers may seek to maximize profits by subdividing lots, permitting such developments on a case-by-case basis would ensure careful consideration of each property's capacity and mitigate potential problems. Most homeowners would be ok with 3 units in their lot, so who are we trying to help with this change?

I urge you to carefully evaluate the implications of this proposal on our neighborhood's livability, safety, and sense of community. Our collective well-being should take precedence over short-term gains for developers.

Thank you for considering my concerns.

Sincerely,

Yumei De Armas