

Dear Mayor and City Council,

I'm writing to request for reconsideration and delay rather than the rubber-stamp of approval for the 8 Mitchell St proposed development by Spruce Living.

There are many elements to review before any approvals go through, including the heritage of the neighbourhood, affordability, aesthetics, use of the site. This development as it is will not provide affordable homes, will destroy 50+ year old trees, increases density that will create congestion on very narrow residential streets. The facades as proposed and the overall design looks like cookie-cutter homes and do not fit in with the overall character of the neighbourhood. They are designed to be, upon observation of similar developments by this developer, to be designed predominantly to house students. The neighbourhood needs homes for families, couples, singles as well as students. The footprint of the proposed development will eliminate green space, damage trees on neighbouring properties, and has inadequate parking which will negatively impact the current residents of Mitchell St. and Arthur St.

The revisions Spruce Living made to the plan following the neighbourhood meeting last month, are not improvements, but rather shuffling the elements to the same or worse effects.

As we need to increase housing and density to ease the housing crisis, there are rich opportunities to do it right. Developers, rather than imposing an unwanted design on a community can instead consult with the neighbourhood and build something desirable, accommodating the input of the residents that are affected by the impacts these developments. They can be visually beautiful, net zero and provide a range of housing and benefits to the neighbourhood at large including parking for Arthur St. residents already relying on street parking.

Sincerely,

Sidney Sproule
Wolfond Neighbourhood resident.