

**From:** Peter Baggio

**Subject:** Official Plan and Zoning Amendment 1300 Gordon St

I'm writing to provide community feedback prior to a decision in early August. It is related to 1300 Gordon street, immediately adjacent the Salvation Army on the north side.

What bothers me most about this is the request for High Density, rather than the Medium Density designated in the official plan. All surrounding apartments / townhouses are Medium Density . A 30% increase in the number of units allowed per hectare is also troublesome. It sets the stage for other developers to argue that High Density is already present in the immediate vicinity as is a deviation from the specified number of units per hectare and thus their request for higher number of units is reasonable. Although the request in this case from medium density (up to 5 storeys) to High Density (6 - 10 storeys) seems relatively minor for a one additional storey increase, before we know it the developer will be back with a request for 7 or maybe 8 storeys, which would all be permissible within the High Density designation.

We understand Gordon is part of the intensification corridor but having high rise buildings does not fit the area. 3-5 storeys maybe; 6 plus stories is too much.

The number of single family units is getting to be pretty small in light of the surrounding apartment buildings/landlords and most of the land fronting Gordon and backing onto Landsdown, held by speculators. I write again in the hopes that a voice crying in the wilderness might be heard. We look forward to the staff report.

I wish to be notified of the city Council decision on this application and so am making this written request.