

# RUSSELL GUNNER

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FOUR DWELLING UNITS PER PROPERTY AND SHERIDAN COLLEGE  
HOUSING AREA

# THE CONCERNS OF THE PROPOSAL

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- Parking
- Increased traffic
- Utility usage
- Property value decline

# 1231 REDBANK CRES – SEMI-DETACHED

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- Sold in March 2022 \$1,100,988
- Started renting in March 2023? – 5 renters based upon cars in the driveway and road?
- Listed as 4+1 bedrooms, 1500-2000 sq ft
- Oct 2023 - Front mature tree removed without permit – town notified
- Nov 2023 – Front lawn gravelled over for cars to park on without permit – town notified
- I was told this was illegal and they would be ticketed - every night the same car is on the gravel/lawn. No idea if it is being ticketed or not.



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1231 REDBANK CRES  
2018 – GOOGLE MAPS



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1231 REDBANK CRES  
2024 PERSONAL PHOTO

# CONCERNS

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- How will the 4 dwelling units be monitored so this does not happen again?
- What penalties will landlords face?
- How will traffic concerns be addressed?

Thank you for your time, Russell