

APPENDIX A

[REDACTED]

From: Steve Lee [REDACTED]
Sent: Wednesday, April 26, 2017 11:17 PM
To: Town Clerk
Subject: File No. Z.1413.31, Ward 5

Dear Sir/Madam,

As we resident opposite of the townhomes, we don't agree with the proposed zoning by-law amendment. We will be away during the meeting, but please reserve our right to appeal and to be notified of the decision of the town of Oakville

Thanks.

LI HONG
LI YOU-LONG

[REDACTED] Evergreen Cres.
Oakville

[REDACTED]

From: Wei Chen [REDACTED]
Sent: Thursday, May 04, 2017 12:16 AM
To: Town Clerk
Subject: Our Concerns about Proposed Rezoning Townhomes at 2136 - 2148 Trafalgar Road

As the residents living at [REDACTED] Lillykin Street, we have serious concerns about the proposed rezoning TH development, including:

1. When we bought our expensive detached houses in 2015 and 2016, we didn't know that the 'ED' (Existing Development) Zone in front of our new houses will be amended to develop so many (59 units) taller buildings, higher density and much cheaper townhouses. Otherwise, our purchasing decision will be different as our property will be devalued and negatively impacted. This is unfair for all detached house buyers.

2. When Dunpar Development Inc. developed their townhouses at 2158 - 2192 Trafalgar Road, there were no detached houses nearby. The detached houses and townhouses were sold simultaneously, so the detached house buyers nearby may have no complaint about the existing townhouses. However, we assume no new townhouses will be developed in 'ED' Zone based on our respect to the Zoning By-law.

3. Currently, more than 70% of the subject site is covered with trees and sod. Similarly, each of our detached houses has more than 50% green space (sod or trees). In contrast, demolishing almost all green space on the site to develop high density townhouse buildings with hard surface driveways and walkways will significantly impact the existing natural environment and streetscape, and will create potential risk to public health and safety, so this is not a desirable development in creating a healthy community, according to both the Provincial Policy Statement and Region of Halton Official Plan.

4. Should the Zone category of "Main Street 2" be applied, a smooth transition must be provided from the maximum of 4-storey townhouses (high density) along the Trafalgar Road frontage to the 2 storey detached houses (low density) along the Lillykin Street frontage, according to the Oakville Official Plan. However, we cannot see this transition on the proposal; in contrast, we just saw high density 4-storey townhouses will occupy the entire site, from the Trafalgar Road side to the Lillykin Street side, without any density and height change, to directly face our 50-foot wide detached houses.

5. The 4-storey townhouses in front of our 2-storey detached houses will create a sun shadow problem to our front yard and living room, and have a privacy problem to our back yard.

[REDACTED]

From: Ali Madhani [REDACTED]
Sent: Monday, May 08, 2017 10:32 PM
To: Town Clerk
Subject: Proposed Zoning By-Law Amendment 2136 and 2148 Trafalgar (File No Z.1413.31)

To Whom It May Concern,

I don't believe the zoning by-law should be changed, unless appropriate measures are taken to address the traffic on Lillykin Street and Namron Gate. There is already congestion on Namron gate every morning, and with the additional completion of townhouse construction on Lillykin already underway by Dunbar, it will be very much worse. We moved into this neighbourhood because it was a low density area and all this high density development would change the nature of our block.

I would appreciate if any consideration of zoning amendment is taken, that access to Trafalgar be installed from the subject property and not from Lillykin Street. A traffic study should be shared based on the traffic that will be added upon completion of the dunbar townhomes on Lillykin, especially during the morning rush hour (and when kids are being dropped to the school bus at River Oaks, as there are many cars that park on Namron gate in the mornings already).

A Concerned Resident,

Ali Madhani
Resident at [REDACTED] Namron Gate

[REDACTED]

From: Nasir Khan [REDACTED]
Sent: Monday, May 08, 2017 9:12 PM
To: Town Clerk
Subject: Subject..proposed zoning by law amendment Trafalgar road Dicarlo homes 2500674 Ontario limited file No . Z.1413.31. ward 5

To..
Council c/o the Town Clerk
Clerks Department

Thank you for taking the time to read this letter. This letter is in reference to the application submitted to the town of Oakville for a permit for 59 four story homes.

I would like to express my discontent if the proposed amendment to the zoning by-law were to be approved.

Please understand that we decided to move to this location in Oakville seeking less traffic and congestion. If this is approved, it would add a lot of traffic that our neighborhood will be unable to accommodate without significant disruption (traffic, noise pollution).

as you are aware all ready lot of luxury apartment town house under contractions on lillykin street. Increase in traffic in this streets will result in unsafe and accident prone environment for kids in the neighborhood and most importantly my children who live with us. and this area will not be safe.

Please keep in mind that approval of this project will cause a lot of discontent in the neighborhood and will affect our peace of mind.

hence we object this further development in our street. i hope our request will be consider.
with regard,s

Sincerely

Nasir Khan
[REDACTED]

From: Town Clerk
Sent: Tuesday, May 09, 2017 9:30 AM
To: Town Clerk
Subject: FW: Proposed Zoning By Law amendment 2136 and 2148 Trafalgar Road - Meeting Tue May 9, 2017 6.30 PM

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From: [REDACTED]
Sent: Tuesday, May 09, 2017 8:21 AM
To: Town Clerk
Cc: Zia Malik
Subject: Proposed Zoning By Law amendment 2136 & 2148 Trafalgar Road - Meeting Tue May 9, 2017 6.30 PM

To,
Town of Oakville , Clerk's Department ,
1225 Trafalgar Road Oakville , ON L6H 0H3

Dear Sir/Madam,

Please be advised we have very serious concerns on proposed zoning By-Law amendment and do not agree to this amendment.

Some of the comments are as below.

- 1- Addition of 59 four storey townhomes will intensify neighbourhood and add traffic on streets .
- 2- The streets are serving upscale housing , Quantity 52 on 50 feet lots .
- 3- Already , so many town homes have been built on Lillykin street.
- 4- The properties at 2136 & 2148 Trafalgar were purchased during 2016 and zoning amendment proposal is to make profits
At the expense or degrading the existing housing.
- 5- Townhomes are low scale housing compared to 50 feet lots Estates homes. Townhomes will lower the Valuation of 50 feet lot houses , QUOTE "Principles of Valuation , Progression and Regression refers. "" Benefit to Town homes vs lower valuation impact on 50 feet Estate homes .
- 6- Intensification of neighbourhood: more than 100 % increase in population due to 59 proposed townhomes in the neighbourhood of 52 Estate homes on 50 feet Lots built by Biddington Homes is too much .
- 7- Town of Oakville is implementing very controlled population growth . QUOTE " Recent report issued by Mayor of Oakville in news letter . The proposed amendment is in contradiction with City 's population growth policies.

We and several of our neighbours reject the proposed amendment.

Regards

Zia Malik & Sumbal Malik

████ River Oaks Blvd East/ (Namron Gate & River Oaks Blvd)
Oakville , On L6H 0J7

Cell : ██████████

Email : ██████████

[REDACTED]

From: Mike Zgaljic [REDACTED]
Sent: Wednesday, May 10, 2017 11:34 PM
To: Town Clerk; Jeff Knoll; Marc Grant; Tricia Collingwood
Cc: Stephanie Zgaljic; Danielle Rozic; Joey Skupnik
Subject: Resident concerns regarding DiCarlo Home (File No: Z.1314.41)

Applicant: DiCarlo Homes (2500674 Ontario Limited)

Address: 2136 & 2148 Trafalger Road

File No: Z.1413.31

Ward No: 5

Dear Town Clerk,

On behalf of the resident owners of [REDACTED] and [REDACTED] Vineland Crescent, the following are our official concerns regarding the new development on DiCarlo Town Homes On Lillykin Street:

Traffic Concerns

- There are 52 Biddington detach homes, 112 Dunpar Town Homes, 36 Biddington town homes, and ~70 DiCarlo town homes that will all reside in this neighborhood. This is a substantial amount of homes and potential cars for a single access into the neighborhood from Namrom Gate. An estimated 400 cars would be traversing our small neighborhood streets every day. This will create absolute havoc for the residents, especially during peak rush hours. There needs to be a strong consideration for an additional access into the neighborhood. As a suggestion, Lillykin Street should be opened up to Glenashton in some way, to alleviate this traffic and allow better flow. It seems like a no brainer that Glenashton would be the best way to gain additional access, without carving more access into Trafalger, which we understand is not an option at this time.

- We do not believe there is any other neighborhood in Oakville with so many high density homes/potential cars, limited to one single access in and out (Namron Gate). We feel this is completely unfair, and the long term effects were clearly not well thought-out

Parking Concerns

- These Town Home complexes provide very minimal parking. DiCarlo visitor parking for example, only has 9 spots for ~70 units. There will very likely be a continuous spillover of visitor cars that will park onto Lillykin/Namron/Vineland streets. Our streets are already at the bare minimum width, and are very narrow. When visitor cars are parked on the road here, it is very difficult to navigate around them. This will all result in a very frustrating experience traveling around our neighborhood every day to get home.

Please provide me with an official confirmation receipt of this email, with a case/ticket # showing that our complaint has been officially logged. Please keep us posted with next available dates and events related to this matter, so we may appear to contest again.

I would also like an estimated release date for the town's official traffic study, taking into consideration all new details of the homes, present and proposed.

Thank you,

Michael Zgaljic
[REDACTED] Vineland Crescent
[REDACTED]

From: Town Clerk
Sent: Tuesday, May 16, 2017 9:22 AM
To: Town Clerk
Subject: 2500674 Ontario Limited - 2136 and 2148 Trafalgar Road - File Z.1413.31 Ward 5

From: Town Clerk
Sent: Tuesday, May 16, 2017 9:22 AM
To: Town Clerk
Subject: FW: Appeal to the proposed Zoning by-law amendment-2500674 Ontario Limited - 2136 and 2148 Trafalgar Road - File Z.1413.31 Ward 5

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From: Magued Gobran [REDACTED]
Sent: Monday, May 15, 2017 2:06 PM
To: Town Clerk
Subject: Appeal to the proposed Zoning by-law amendment-2500674 Ontario Limited - 2136 and 2148 Trafalgar Road - File # Z.1413.31 Ward # 5

From: Magued Gobran/Loris Fahmy
Address: [REDACTED] Lillykin St, Oakville

To: The Town of Oakville/Council
Subject: Appeal to the proposed zoning by-law amendment for 2500674 Ontario Limited - 2136 and 2148 Trafalgar Road
-File # Z.1413.31.
-Ward # 5
- URL: <http://www.oakville.ca/business/da-14234.html>

Appreciate re-considering the proposed design of the land development; 59 Town-houses four stories without entry/exit to Trafalgar Rd & with entry/exit to Lillykin st. for the following:

1. There is no grading in height of proposed buildings (4 stories in height on both Trafalgar Rd & Lillykin st) as this affects **our privacy & amount of Sun** knowing that the width of Lillykin St differs a lot than Trafalgar Rd
2. Creating such 59 units 4-story town houses demolishes the green areas insight

3. Closing entry/exit on Trafalgar Rd that are already existing & diverting them to Lillykin St creates lots of Traffic specially with the coming development by Biddington on North of Lillykin St that can affect our children's safety & traffic in our narrow streets specially that we have only one common entry/exit through Namron Gate.

As much as we respect the right of others to develop their land & respect the right of Town of Oakville not to affect the traffic in Trafalgar Rd for temporarily passing citizens, appreciate to respect the right of the residents in Lillykin st/Vinland cres & Namron gate in having quiet/safe & preserve their community.

Proposed modifications:

1. Having grading in heights of the proposed buildings to be four stories on Trafalgar & 2 story buildings on Lillykin so as not to affect our privacy & amount of Sun
2. Maintaining the entry/exit on Trafalgar & canceling plans for entry/exit on Lillykin st so as not increase the traffic in our narrow streets & common entry/exit in Namron gate

Knowing that even with the above-mentioned modifications we will still suffer for the coming 3-5 years with noise, pollution & traffic due to construction

We expect from the Town of Oakville to conduct 3rd party studies regarding traffic, optimum street width & height of buildings & not to depend on builder data.

We would like to inform you as an owner of [REDACTED] Lillykin st that we will take all necessary actions in a unified manner with all residents of the 3 streets including legal ones to preserve our rights.

Appreciate in advance your understanding & support for your residents

Regards,
Magued Gobran/Loris Fahmy
[REDACTED] Lillykin st, Oakville

From: vishal gaur [REDACTED]
Sent: Saturday, May 13, 2017 7:48 PM
To: Town Clerk
Subject: Ward-5 (Concerns about Proposed Zoning By-Law Amendment at 2136 - 2148 Trafalgar Road)

Follow Up Flag: Follow up
Flag Status: Completed

We are Vishal & Vasavi Sharma living at [REDACTED] Lillykin Street, following are our concerns about :

Proposed Zoning By-Law Amendment

Applicant- Di Carlo Homes (2500674 Ontario Inc) Address --2136 & 2148 Trafalgar Rd File No. Z.1413.31 Ward 5

1. Since the subject site has no vehicle access to Lillykin Street at present, but has already four vehicle accesses (two pairs) to Trafalgar Road. We cannot see the reason to eliminate existing all vehicle accesses to Trafalgar Road and to provide one new access to Lillykin Street for more than 50 families (those will live on subject site after completion). LILLYKIN STREET WILL HAVE 3 ENTRANCES AFTER COMPLETION OF THREE TOWN HOUSE PROJECTS AT EVERY 500 FT, WHICH WILL SERVE TO AROUND 260 FAMILIES. This much traffic on Lillykin Street is too much as per width of Lillykin Street and accessibility to Lillykin Street. Specially as per builder plan for this property from entrance and exit point of view, it clearly shows that opening to LILLYKIN STREET has been considered without reviewing traffic flow hurdles and Lillykin Street width. Our local road will become more unsafe and noisy.

For the access control purpose, the vehicle accesses to Trafalgar Road could be reduced to two or one, and redesigned to 'right-in/right-out'. The developer may also consider to share their driveway accesses and internal drive aisles with the adjoining Dunpar townhouses site, in order to improve the on-site traffic circulation and access control on both sites

2. Should the Zone category of "Main Street 2" be applied, a smooth transition must be provided from the maximum of 4-storey townhouses (high density) along the Trafalgar Road frontage to the 2 storey detached houses (low density) along the Lillykin Street frontage, according to the Oakville Official Plan. However, we cannot see this transition on the proposal; in contrast, we just saw high density 4-storey townhouses will occupy the entire site, from the Trafalgar Road side to the Lillykin Street side, without any density and height change, to directly face our 50-foot wide detached houses.

3. Their Traffic Impact Study indicates that existing traffic counts were collected in December 2016; however, the Dunpar townhouses at 2158 - 2192 Trafalgar Road haven't been occupied now. We need the applicant to provide more details about this background traffic estimate.

4. The 4-storey townhouses in front of our 2-storey detached houses will create a sun shadow problem to our front yard and living room, and have a privacy problem to our back yard.

5. Currently, more than 70% of the subject site is covered with trees and sod. Similarly, each of our detached houses has more than 50% green space (sod or trees). In contrast, demolishing almost all green space on the site to develop high density townhouse buildings with hard surface driveways and walkways will significantly impact the existing natural environment and streetscape, and will create potential risk to public health and safety, so this is not a desirable development in creating a healthy community, according to both the Provincial Policy Statement and Region of Halton Official Plan.

From: Wei Chen [REDACTED]
Sent: Monday, May 15, 2017 9:22 PM
To: Tricia Collingwood; Town Clerk
Subject: Re: Our Concerns about Proposed Rezoning Townhomes at 2136 - 2148 Trafalgar Road
Attachments: Further concern letter Proposed Zoning By-law Amendment at 2136 - 2148 Trafalgar Road, File No. Z.1413.31.pdf

Hi Tricia

Further to my previous email dated 4th May 2017, please see in attachment for my letter concerning Proposed Zoning By-law Amendment at 2136 - 2148 Trafalgar Road, File No. Z.1413.31.

Thanks

Wei Chen

[REDACTED] Lillykin street
[REDACTED]

On Mon, May 8, 2017 at 3:27 PM, Tricia Collingwood <tricia.collingwood@oakville.ca> wrote:

Hello Wei – the meeting tomorrow is a public consultation meeting to introduce the proposal to the public. Staff, the applicant and often Town/Regional Councillors will attend the meeting. It is held in an informal manner that allows for one on one discussion throughout the scheduled meeting. Plans and images will be displayed to aid in the discussion but there will be no presentation and no projector available.

At a future public meeting to be held at the Planning and Development Council meeting (still to be scheduled) there is an opportunity for the public to speak to Council and make presentations if you choose to.

I look forward to meeting with you tomorrow night.

Thank you

Tricia

Tricia Collingwood, MURP, MCIP, RPP
Senior Planner- Current Planning - East District
Planning Services

Town of Oakville | [905-845-6601](tel:905-845-6601), ext.3833 | f: [905-338-4414](tel:905-338-4414) | www.oakville.ca

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From: Town Clerk
Sent: Monday, May 08, 2017 8:14 AM
To: 'Wei Chen'
Cc: Tricia Collingwood
Subject: RE: Our Concerns about Proposed Rezoning Townhomes at 2136 - 2148 Trafalgar Road

Good morning,

Thank you for contacting the Town of Oakville.

Your query has been forwarded to Tricia Collingwood, Senior Planner, for review and response.

Regards,

Laura Pennal

Customer Service Representative

Clerk's Department

From: Wei Chen [REDACTED]
Sent: Saturday, May 06, 2017 10:20 PM
To: Town Clerk
Subject: Re: Our Concerns about Proposed Rezoning Townhomes at 2136 - 2148 Trafalgar Road

Hello,

Can we confirm if the May 9 Meeting is just a new proposal Introduction Meeting or a formal Public Consultation Meeting?

In the meeting, can we get an opportunity to present our concerns? do you have a projector?

Thanks

Wei

On Fri, May 5, 2017 at 4:10 AM, Town Clerk <TownClerk@oakville.ca> wrote:

Good afternoon,

Thank you for contacting the Town of Oakville.

Your concerns have been forwarded to the appropriate staff for review.

Regards,

Jennifer Ulcar

Customer Service Representative

Clerk's Department

From: Wei Chen [REDACTED]

Sent: Thursday, May 04, 2017 12:16 AM

To: Town Clerk

Subject: Our Concerns about Proposed Rezoning Townhomes at 2136 - 2148 Trafalgar Road

As the residents living at [REDACTED] Lillykin Street, we have serious concerns about the proposed rezoning TH development, including:

1. When we bought our expensive detached houses in 2015 and 2016, we didn't know that the 'ED' (Existing Development) Zone in front of our new houses will be amended to develop so many (59 units) taller buildings, higher density and much cheaper townhouses. Otherwise, our purchasing decision will be different as our property will be devalued and negatively impacted. This is unfair for all detached house buyers.
2. When Dunpar Development Inc. developed their townhouses at 2158 - 2192 Trafalgar Road, there were no detached houses nearby. The detached houses and townhouses were sold simultaneously, so the detached house buyers nearby may have no complaint about the existing townhouses. However, we assume no new townhouses will be developed in 'ED' Zone based on our respect to the Zoning By-law.
3. Currently, more than 70% of the subject site is covered with trees and sod. Similarly, each of our detached houses has more than 50% green space (sod or trees). In contrast, demolishing almost all green space on the site to develop high density townhouse buildings with hard surface driveways and walkways will significantly impact the existing natural environment and streetscape, and will create potential risk to public health and safety, so this is not a desirable development in creating a healthy community, according to both the Provincial Policy Statement and Region of Halton Official Plan.
4. Should the Zone category of "Main Street 2" be applied, a smooth transition must be provided from the maximum of 4-storey townhouses (high density) along the Trafalgar Road frontage to the 2 storey detached houses (low density) along the Lillykin Street frontage, according to the Oakville Official Plan. However, we cannot see this transition on the proposal; in contrast, we just saw high density 4-storey townhouses will occupy the entire site, from the Trafalgar Road side to the Lillykin Street side, without any density and height change, to directly face our 50-foot wide detached houses.
5. The 4-storey townhouses in front of our 2-storey detached houses will create a sun shadow problem to our front yard and living room, and have a privacy problem to our back yard.
6. Each proposed tandem 2-space parking has no independent access to the second parking space and has no extended driveway as well; also, the internal drive aisle is narrow and has no turn-around. Those inconveniences will make many tenants and visitors park their vehicles along both sides of our local streets, which will seriously impact our life, safety and health. Please see the below picture we just took in the neighbouring community. At present, the two existing churches nearby have already created serious on-street parking problems along our local streets during weekends, and the new townhouses will make this problem much worse.
7. Since the subject site has no existing vehicle access to Lillykin Street, but has four vehicle accesses (two pairs) to Trafalgar Road, we cannot see the reason to eliminate all vehicle accesses to Trafalgar Road, but provide one new access to Lillykin Street, to release all negative traffic impact in front of our houses. Our local road will become more unsafe and noisy. For the access control purpose, the vehicle accesses to Trafalgar Road could be reduced to two or one, and redesigned to 'right-in/right-out'. The developer may

From: Wendy So [REDACTED]
Sent: Monday, June 26, 2017 11:28 PM
To: Town Clerk
Subject: Concerns about DiCarlo Homes Development on Trafalgar

RE: Applicant: DiCarlo Homes (2500674 Ontario Limited)
Address: 2136 & 2148 Trafalgar Road
File #: Z. 1413.31
Ward No. 5

Hi,

I am writing to express my concern about the proposed development on current addresses 2136 & 2148 Trafalgar Road. I live on [REDACTED] Lillykin St, right across the street from the proposed development. As it has probably been reiterated by my fellow neighbours, we are very concerned about this 4-story development, based on many factors. Some of the factors which I am concern about are as follows:

1. Traffic/congestion

1. Based on the number of units that are within this area and with only one egress road, it is very concerning that the congestion in the area will be hazardous. With the existing 52 Biddington houses, 100+ Dunpar homes, + the proposed 59 DiCarlo homes + the Biddington towns that will be built, the safety of the streets will be an issue. This is not including the cars from the construction workers and the construction trucks that pass through the area from Mondays to Saturdays. I think minimally a secondary egress road should be added to reduce the congestion within the area.

2. Parking

1. With only the 9 proposed visitor parking spots within the DiCarlo homes property, it is a cause for concern. Prior to moving to Lillykin street, we lived in a townhouse condo complex which had 60 units, with approximately 15 visitor parking spots. On many nights, the visitor parking spots were full because either our neighbours' friends parked there or because our neighbour's secondary cars were parked there because their own garage were full, thus they could not park their cars inside their garage. On nights were all the lots were full, they would park their cars on the street illegally. There were even instances where our driveway was blocked and even one time, a random stranger parked on our driveway thinking we were not at home! I can foresee this parking issue being replicated in this area. Once the visitor parking spots are full, they will move out onto the already narrow Lillykin Street and surrounding areas, thus congesting the streets even more, reducing the 2 lane street to 1 lanes, with cars having to maneuver around the parked cars.

3. Height of units / shadow

1. With the height of the units being 4 stories high, I am concerned that this will create a large shadow on our front yard. It is nice to get the sunlight through the existing trees on our front yard. The possibility of having lower units, like a 2 story would I think help eliminate the increased shadow created by the high townhouse units.

4. Dead end road issue

1. This goes hand-in-hand with my traffic congestion concern. Because there is only one egress out to the main street, the streets will always been congested with traffic and street parking. Adding a minimum one extra egress road would help eliminate that. The best method I think would be to add the entrance/exit of this propose DiCarlo Homes to Trafalgar instead of from Lillykin. I am afraid

that once all those units are built, traffic accidents would occur due to the high traffic roads, especially when we are to back out of our houses.

5. Density / fire hazard / health hazard

1. Due to the overwhelming number of units within a small square footage area, I am concerned about the population density and the fire and health hazard this may bring about. As outlined above with all the houses that are in this area, in the case where there is a fire hazard and with only one egress out of the area, it is extremely dangerous. With the number of cars each unit has, the fumes produced all the vehicles i think will be hazardous.

I rarely take my children outside due to the extreme dusty conditions from all the construction in the area. Both my kids have asthmatic type, breathing problems and since moving here, my children have experienced many bouts of breathing issues causing them to require the use of puffers, in addition to visits to the ER. I would not want them to have to have to endure more years of construction in this area, preventing them from exploring their neighbourhood as a result.

In closing, of course if would be nice to see that this land not be developed from 2 houses to 59 townhouses.

- If that is not the case, reduce the qty and the height of the homes would be of preference to decrease the density of people and traffic in the area
- Add an additional egress points to reduce congestion from high density streets
- Finish all the construction in this area please! It's a health hazard to my kids!

Thanks
Wendy



Virus-free. [REDACTED]