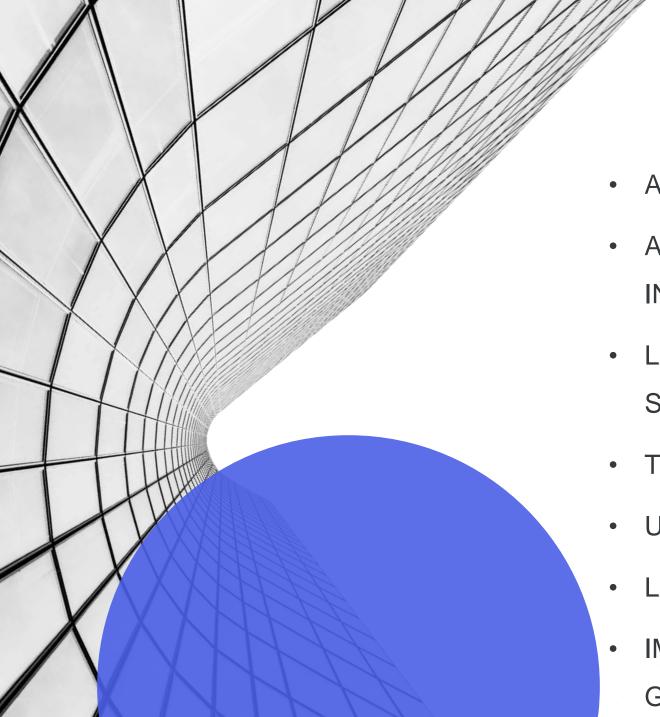
LAURA BOWMAN 123-125 RAILROAD STREET



OVERALL ISSUES

- APPLICATION SHOULD BE DEFERRED
- APPLICATION PUTS LOCAL SEWER
 INFRASTRUCTURE AT RISK
- LACK OF STREET ANIMATION AND STREET LEVEL RETAIL
- TOO MUCH PARKING
- UNITS ARE TOO SMALL
 - LACK OF INFRASTRUCTURE
 - IMPROVEMENTS CAN BE MADE TO GET TO YES

APPLICATION SHOULD BE DEFERRED

- Staff have failed to respond to reasonable questions
- The process has been backwards (tertiary plan, pre-consultation)
 - Lack of notice or engagement with apartment residents most area residents are low-income apartment dwellers
 - Only one days' notice to submit comments or present at this meeting for owners only, Thursday before long weekend. Meeting on eclipse day.

SEWER INFRASTRUCTURE

- 120 Railroad Has Private Sewer Infrastructure
- Condo Raised Issue Of Sewer Pipe Settling From
 Parking Garage Raised By Developer's Consultant
 To Staff <u>In July 2023</u>
 - Staff Have <u>Still Not Responded</u> Confirming If A Hydrogeologist Has Reviewed It
 - A Peer Review By Hydrogeologist Is Needed To Ensure No Damage To Adjacent Properties And Appropriate Mitigation/Monitoring
- Application should be deferred

LACK OF STREET ANIMATION

- As the neighbourhood grows, will likely lose services in 3 area strip malls – all slated for development
- There will be a need for new grocery/dentist/daycare and other services
- Street animation is important to residents
- Residents should get something in return for growth
- The application could be improved.

INFRASTRUCTURE

- Area schools are over-crowded where will these families go to school?
- Internet Infrastructure lags behind in this neighbourhood
- Developers Should Upgrade Internet Infrastructure
 / contribute to schools
 - Tertiary Plan is important to ensure adequate infrastructure and should happen first
- Application may be too much density to be well-accommodated
- Application should be deferred until tertiary plan confirms that infrastructure is adequate

PARKING AND TRAFFIC

- The development should be fully transit-oriented given the location
- There should not be a need for a massive underground parking garage – which increases traffic, construction disruption and hydrogeological issues/long term costs for residents
 - There is already excess parking in the area
 - Parking requirements should be waived or kept to a minimum
- A traffic management plan is needed for the area through a tertiary plan

MISCELLANEOUS

- AFFORDABILITY
- NO 3 BR UNITS, ONLY 35% 2 BR UNITS ARE SMALL
- UNITS ABOVE 7TH FLOOR WILL BE TOO LOUD
 - SIDEWALK/CROSSWALK NEEDS MORE
 DETAIL
- ENSURE ADEQUATE BICYCLE PARKING (ONLY
 6 VISITOR SPACES)/
- E-BIKE CHARGING/CAR SHARING AND CHARGING

WE CAN GET TO A YES

- Reduced density, parking and and a plan for infrastructure and servicing, affordable familysized units and RGI rental units could make this an overall benefit
- Right now we are not there yet
- Work with community to make improvements, with adequate engagement of renters and proper peer review
- Defer the application until tertiary plan