

CITY FILE #: OZS-2024-0033 (June 17th 2024)

Good evening Mayor Patrick Brown, and council members.

Thank you for permitting me to present the views of the effected residents, and our concerns & suggestions with respect to the application for a Zoning By-Law amendment by Amdev Property Group.

My name is Patrick Silva.

Our homes are located immediately to the west of the proposed 48-storey building, and we will be the most directly and acutely impacted by this proposal should you allow it to pass. This concept reflects 549 units. (1000 to 1200 additional residents).

We are not in any way opposed Mr. Mayor to Council addressing the housing inadequacies that plague our province and our own city. We recognize that the COB is legislatively mandated by Federal/Provincial guidelines to build vertical housing in close proximity to major transit hubs.

Having said that, please explore what we see as many other viable solutions; solutions that will not substantially & drastically impact our lives, overwhelm our families and throw into chaos the peaceful enjoyment of our homes both during a prospective construction phase and beyond. (Parallel solutions later in the presentation).

There are 35 townhomes (and the families within) adjoining this proposed build that could bear the exceedingly dismal & disruptive repercussions of this massive undertaking now and well into the future. This building footprint would extend to within 5-6 feet of our east-facing walls. Some of us could be living along the edge of and staring down a 40–50 foot abyss during construction. *(A ‘construction-concern’ email is now part of the public record)*

The footprint of this tiny parcel of land (.23 hectares) for the proposed hi-rise is markedly too small for this development. Additionally, we see plans for 3 other hi-rise towers adjacent to these very same townhomes extending further south along Mill St, and yet more to the North of us. How on earth Mr. Mayor will the infrastructure be able to handle the enormous influx of vehicles and

people into this already congested area? On Nelson Street alone it's an adventure exiting our driveways with this constant flow of vehicles.

To further rub salt in our wounds, plans were recently announced for an 11-storey Algoma Residence directly in front of the townhomes on Nelson St. consisting of 500 beds.

A video is available of one incident of a fire-alarm activation at the purpose-built rentals 300 metres to our north. The bothersome chiming continues till the fire department arrives to deactivate it. This can occur 2 to 3 times a week. So, potentially there could be a 4 to 5-fold increase of this annoyance, AND squarely at our doorsteps.

While we acknowledge that the city's hands may be tied by federal and provincial legislation(s), we are convinced that you are by no means powerless with respect to some jurisdictional powers still available to you. Powers that you can exert while still meeting the goals of these aggressive legislations, goals of the developers, and more importantly doing so without throwing into turmoil the well-being of your constituents.

We ask you Mr. Mayor, and council-members to explore just a few of the alternatives and possible solutions offered below...

- 1) The city we believe has already acquired some "heritage" properties just to the west of the new parking lot on Elizabeth St. Some of these properties are shuttered and we believe have been sitting vacant for years. Does it not make sense to build there?
- 2) There is a massive industrial property 1 block to our west off McMurchy Ave that can house several hi-rise buildings with little to no impact to residents. With the COB's innovation and revitalization goals in mind wouldn't it make sense to remove that eyesore that seems so out of place, and build there? It will still meet governmental mandates to build in proximity to transit hubs.
- 3) The block to the east side of Mill and south of Nelson also consists of older "heritage" homes similar to those acquired by Amdev/Triage. Why not acquire that entire block for the sole purposes of multiple hi-rise buildings. It impacts no one, there is no need for dual zoning, and it meets the legislative requirements.

- 4) We appeal to the city to instead consider the construction of either townhomes, triplexes, or 4-plexes that will integrate seamlessly into the architecture of the existing low-rise townhomes.
- 5) Food for thought.... If the city's revitalization goals are to turn the areas north of Queen St. into a high-rise mini-metropolis, why not compel developers to acquire ALL the low-rise properties in this block and achieve the governmental objectives on a larger scale.

COB's own guidelines state that *"the city's' zoning by-law is to create harmonious neighbourhoods and communities by ensuring that adjacent land uses are compatible"*

"Dual zoning" could only lead to long-term discontentment and resentment.

Also, we daresay Mr. Mayor that any similar rezoning/dual-zoning application within the affluent neighbourhoods immediately south of Queen Street would never be tolerated. Our "wealth" is by and large in our homes. Please do not put that in jeopardy.

We urge city-council, to DENY this by-law amendment application before you, for the betterment of the residents of this tiny block, and your constituents within the broader effected area.

We respectfully submit Mr. Mayor and council-members to consider the damage an unpopular decision could do to your legacy in the near & long term. This may be a small decision for city-council but it's a decision fraught with profound implications for us.

Please Mr. Mayor and council, do what is right by your residents and not the whimsies of these predatory and unsympathetic developers who wish to encircle our low-rise homes with these 3 colossal towers.

Lastly, we would like to commend planner Chinoye Sunny for her diligence, and promptness in answering the abundant e-mails and questions thrown at her, with patience, and clarity.

Thank you, Mr. Mayor and Council, for your time and mindful consideration of our request.

We are the Residents of: Nelson St. West, Purple Finch Court and Flowering Vine Lane

