

To whom it may concern:

We are writing to you about our concerns with several minor variances detailed in A 2022-114 – 132 Woolwich Street. One of the requests is to allow for construction of a 3-story, 31-unit multi-residential dwelling. There are no dwellings of this type in our neighbourhood currently, as it consists of 1 and 2-storey single detached homes, as well as 1 and 2 story townhomes. Allowing a 3-story, multi-residential dwelling will be completely out of place in our neighborhood and have several detrimental results for the current home owners surrounding it. These negative repercussions will be increased by the other variance requests, to allow less than the required parking spaces (1.15 instead of the required 1.25) as well as the front yard setback of 2.1m instead of the required 4.5m.

All these variances from the currently permitted building laws will result in the following negative impacts to the neighbourhood:

- Significant reduction in home values for the homeowners surrounding the new building structure since it does not fit with the culture of the neighborhood.
- Increased traffic in areas and streets that are already congested and overwhelmed with the current traffic flow. The roundabout at Bridge and Lancaster is consistently backed up, the intersection of Bridge and University is overwhelmed on a daily basis causing significant delays for commuters due to the already high volume of traffic. Adding this many new residents will only overwhelm these areas even further.
- Added danger for school children walking to school at Bridgeport Public School due to the resulting increased volume at the intersection of Bridge Street and Bridle Trail.
- Danger due to visibility issues for surrounding houses to get out of their driveways from the reduction of the front yard setback.
- Added congestion and danger from additional cars being parked on the street as there will not be sufficient parking spaces due to the request to reduce the number of required parking spaces.
- Sidewalks will not be able to be added due to the reduction in frontage.
- Safety is a concern as the proposed development is close to the bend at Woolwich and Bridal Trail which has already had several near misses and there have been several accidents at that bend already.
- Bike lanes will not be able to be added due to the reduction in frontage and need for people to park on the street.

We are not against building and development of property at 132 Woolwich Street that is in our neighbourhood; however, the variances being requested don't appear to consider the needs of the neighbourhood or an overall plan for the surrounding area. This property is surrounded by several other lots that will be developed in the future and we think it would be exceptionally important to have an overall development plan from the city of what the entire area will look like and what can and can't be permitted so that all current and future residents can get the most from the open land that exists.

Sincerely,

Sheila Ims and Harold Boettger

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