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Subject: Delegation Comments - Brant and Ghent Proposals
Date: Tuesday, October 12, 2021 8:38:57 PM

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Dear Clerk's Office

At the invitation of Councillor Kearns, I am providing a summary in writing of remarks I provided orally to committee this evening which I would ask you to forward to the committee.

- the fact that these locations (for the most part - with a caution about the easternmost block of Parcel B which is proposed as a P.O.P.S.) are designated for greater height and density does not mean that "anything goes"

- the transition to the neighbourhood depends in large part on a "park" the use and availability of which has not been assured. More is needed before Council accepts this as the needed transition to a low density residential neighbourhood. If it does not remain a "P.O.P.S." there is no transition and the official plan policies are not met.

- reduced parking is not supported, and "walkability" is undercut by the fact that the developer's own consultant has identified the west side of Parcel B with the height and setbacks proposed to create a "uncomfortable or unsafe" walking conditions from November to April

Feasibility should be demonstrated FIRST, and if it has not and the applicant is resting on a complete application and threatening to take the matter to the Tribunal, it should not be approved but refused at this point until the concerns are met. "Leave it to site plan" is short-sighted and has proven insufficient elsewhere. If the consultant's own consultants can't provide assurances that this height and setbacks work, it shouldn't be green-lighted at this point.

Thank you for your consideration.

Yours truly,

Allison Thornton