

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, May 26, 2015 5:01 PM  
**To:** Public Hearing  
**Subject:** FW: 3819 Boundary Road - DE416933

**Categories:** Blue Category

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**From:** Richard Abgrall s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 26, 2015 4:51 PM  
**To:** Correspondence Group, City Clerk's Office; Zeng, Yan  
**Subject:** 3819 Boundary Road - DE416933

Mayor and Council,

Good afternoon. I am a resident in the Renfrew Heights neighborhood where this proposed development will potentially be located. I have some issues with it in its current form. I previously wrote and voiced my opinions on this development unfortunately I no longer have the copy of the message I sent at that time otherwise I would have attached it with this message.

I do support smaller scale low-rise apartments on main roads to add to the density in neighborhoods. However this area consists mostly of single family homes, and four stories for this development seems to be one story too tall for this area especially on a lot of its size. The new commercial/residential building at Rupert and 22<sup>nd</sup> is only three stories.

There is no listing that I can see that breaks down the number of units by studio, one and two-bedroom units. How many of each will be built? This neighborhood has so many basement suits and lane houses that are studio and one bedrooms already. Its lacking two and three bedroom units.

As for the number of parking stalls, why are there only nine? Two for visitors and one for car share. That would leave six for the building and equates to be about a quarter of a parking stall for each of the units. There shouldn't need to be visitor parking at all. Do you honestly think that there will not be at least one car per unit? Where are the other cars supposed to park? On the already clogged residential side streets because parking is prohibited on Boundry and 22<sup>nd</sup> on the corner where this building is located. Again this neighborhood has so many basement suits and lane houses and in the case of many new build homes two basement suits and a lane house.

Also will the developer be contributing to the CAC fund? The community centers in the neighborhood would benefit from contributions.

I do not support this development as it stand due to the number of units, mix of units, height of the building and lack of underground parking.

Richard Abgrall  
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