

On Mar 20, 2019, at 11:23 AM, Nancy &/or Tom wrote:

We are concerned about the proposed development on the parcels of land noted in the subject line above.

We understand that Yonge St. is a regional road and that the Province has set the regulations for intensification/development along major regional arteries. To us, that is all the more reason why the Town should be aggressively applying the rules in areas where its authority is clear.

For us that means that the condo buildings should "cascade" from the highest building near Yonge St. to the lowest bordering the residential area to the east of the proposed development. We have only recently moved into the condos on Clarissa and are amazed at the traffic that already exists at the intersection of Church and Weldrick. In that light, we believe that the Town should be paying attention to control traffic direction and limit its impacts to the surrounding streets, especially Church and Clarissa -- neither of which were designed for heavy flow. This could mean closing the access to Church St. from the mall to the north of the proposed development but there are probably other options that staff of the Town or the developer can and should be asked to propose.

Finally, while we have not been in residence here for a full year yet, it seems reasonable to expect significant impacts such as noise, privacy intrusions and others to the Gibraltar complex, affecting the quality of life of these residents, that need to be mitigated to the extent possible. We would like to think that the developers are caring enough to organize regular updates, including project timelines, with the residents of the Gibraltar complex as well as the residents of Church and other streets in the immediate neighbourhood.

Thank you for giving us the opportunity to comment on this issue.

Tom & Nancy Cutler
22 Clarissa Dr.