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**Robicheau, Vanessa****To:** Johnson, Brenda; 'jjholtrop@yahoo.ca'**Subject:** RE: ZAC-11-020**From:** Joanne Holtrop []**Sent:** Monday, July 09, 2012 11:42 PM**To:** Johnson, Brenda**Subject:** Fw: ZAC-11-020

Councillor Brenda Johnson:

Mr. Alvin Chan:

I would first like to apologise for my last letter, turns out I sent the draft instead of the revised copy!

Second, I would like to register my disapproval of this proposed zoning change.

Reasons:

1. I am strongly against the concept of a 3-story building with 12 living units plus 6 commercial units in the midst of single family dwellings. I believe it should remain as a house-type building.
2. The property across the road (at 3234 Homestead Drive) is a welding shop, and most likely will be converted into some kind of multi-purpose commercial facility, or more likely to be removed and replaced with housing units. We have had discussions with the city and received verbal approval for rezoning to residential.
3. The North-West end of town has been zoned commercial for years, for what I suspect is to accommodate ventures such as this. It is slowly getting run down waiting for this to happen.
4. There is a property 2 doors south of the Motel 8 that is showing signs of becoming completely run down, which seems more suitable, at least for the apartment side of this proposal. Who would want to build a house behind a Motel?
5. Conversely, who would want to have a Motel (apartment complex) built beside them.
6. In my opinion it just doesn't fit into this proposed setting.
7. Adjacent homes property values will likely go down as well. (Although I believe this to be secondary)
8. The Evely home (one door south of this proposed site) in my mind would be the most affected. Were this complex to be even just 2 storeys, they would have at least 6 tenants looking into their backyard and bedroom window, plus the increased activity in the evening.
9. The concept that this development will be at the gateway to Mount Hope is far fetched. (It would be just shy of the centre of the residential area.) Any gateway would be either at the East end, Airport Rd. & Hwy 6, or the North end by the Motel 8, or at

the South end, Carluke Road entrance.

10. Any retail commercial venture would be better suited at these locations, not at the proposed site.
11. Mount Hope used to sustain a grocery, butcher, television, appliance, co-op, and variety store. They are all gone now. New ones have come and gone. Now all that remains is a Variety store where the grocery store used to be. People began to buy their goods at the bigger box stores in the city and from all appearances still do. My wife does. What causes someone to think that this trend will change?
12. Were the commercial side of this venture to fail, the local residents will be left with yet another under utilized building. And in the mean time turn a nice looking house into a potential eye sore.

Were this to receive city approval, an appeal can be expected!

Signed,  
John Holtrop  
Homestead Drive