

From: Lakewood Beach Community Council

Sent: April-12-16 9:20 AM

To: Office of the Mayor; Johnson, Aidan; Farr, Jason; Green, Matthew; Merulla, Sam; Collins, Chad; Jackson, Tom; Skelly, Donna; Whitehead, Terry; Conley, Doug; Pearson, Maria; Johnson, Brenda; Ferguson, Lloyd; VanderBeek, Arlene; Pasuta, Robert; Partridge, Judi; Caterini, Rose

Subject: 98 Shoreview Place

Dear Honourable Mayor and Council,

In order to meet the conditions for any potential OMB Appeal, we wish to advise you that we oppose the approval of the Draft Plan of Condominium on the grounds that it does not appear to represent good land-use planning.

This development is located on green space within our built boundary and is a residential greenfield infill development. At 34 units / hectare, it appears this development represents urban sprawl and is at an intensity that is not keeping with long term sustainability.

There are other grounds for our opposition but considering our Low Density target is 60 units or less, under-intensification of green space is our primary issue. We believe the Environmental Study on file also suggests this location is more suited to high density.

Unless we're made aware of potential negative impacts to the environment in regards to flooding concerns, etc, we wish the public record to reflect that we are not supportive of approval of this application at this time.

Respectfully,

Anna Roberts
Lakewood Beach Community Council