

Pilon, Janet

Subject: DAR-15-024/25CDM-201608/435 Garner Road East, Ancaster

From: Sean Veaudry

Sent: May-24-17 9:36 AM

To: Office of the Mayor; Bedioui, Ida; Ferguson, Lloyd

Subject: DAR-15-024/25CDM-201608/435 Garner Road East, Ancaster

Good day,

I recently received an email from Losani homes about a change to my upcoming community and the requirement that it be gated. It is proposed, by the City, that all three entrances to our community be closed off with gates. This will substantially increase our common element fees. It is already hard enough to own a home these days, most people living pay cheque to pay cheque. To impose this on new home owners, when this was never a requirement with other communities/condominiums, is atrocious. This was never clearly outlined by the city when I purchased the home, this change to the condominium was not incorporated into the design of the approved site plan and therefore not described in the condo documents provided at the time of sale or the costs set out in the original approved budget. By doing this our common element fees are set to increase by 280%. Think about that for a second, 280%, when most people are struggling these days with exuberant house prices. I implore you to reconsider this proposal, it will negativity impact first time home-buyers that are already having a difficult time with finances, in this hot real estate market.

Sean Veaudry