

Maurizio, Valeria

From: Fred Heller <fheller@trilliumhousing.ca>
Sent: June-14-16 8:57 AM
To: Maurizio, Valeria
Subject: Applications for OPA and ZBA: 15 Picardy Drive, Stoney Creek
Attachments: Highbury city notice of applications OPA & ZBA 2016 06 08.pdf

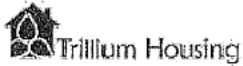
Good morning, Valeria

With reference to your Notice of applications for OPA and ZBA at 15 Picardy Drive, Stoney Creek (attached), please could you advise us by email or mail of the date of the Public Meeting.

Thank you

Fred Heller
VP Development

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Maurizio, Valeria

From:
Sent: June-29-16 10:50 PM
To: Maurizio, Valeria
Subject: File: UHOPA-16-013&ZAC-16-033

Hi Valeria,

My name is _____ and I reside at Highland Road West, Stoney Creek. My rear yard abuts the proposed development.

I'm emailing you today with respect to the notice I received in the mail, which outlines the proposed development at 15 Picardy Dr.

I have multiple concerns which are listed below:

- 1) Sources have led me to believe the townhouses are being advertised as affordable housing. Will this not depreciate the value of homes in close proximity?
- 2) The current site plan proposes 3 storey townhouses directly adjacent to the existing single family dwellings on Highland Road. Will the overall height of these townhouses exceed the height of the existing residential uses? If so, privacy is a major concern and the ability to continue to enjoy our property (back yard) will be affected.
- 3) I noticed there are 2 storey townhouses proposed along the north east side of the site plan. Would there be any consideration in flipping the 2 storey townhouses with the 3 storey townhouses? Therefore addressing concerns with privacy, and providing a proper transition between existing heights (singles on highland road) and the new development. Compatibility

Ultimately my preference would be to have single family homes abutting our property, but can understand the City's objectives.

Thank you for your time and consideration.

Sincerely,