

4.14 (b)

LETTER FOR (FILE NO. UHOPA-20-005) (FILE NO. ZAC-20-010)

My name is Ray Magill, and I live in a 7 floor high rise Condominium right next door to the LJM site in question at 325 Highway #8. While we are dealing with these two new current Amendments, we should also not forget how we got to this point. This Builder (LJM DEVELOPMENTS) first asked for similar Amendments in 2016, where it started with a 9 story request and ended in a 6 story approval. It was made very clear to this Builder then that his initial request did not meet the height and density requirements for this Neighbourhood. Fast forward to 2017 with a big OPEN HOUSE, tents and balloons galore giving a sense of success and a promising future. While the on-site Realtor Office was open for close to 2 years from that day, sales did not meet desires and the Builder now had a new sense of failure in regards to his Condominium development and looked at coming back with a 9 to 12 storey application – June 2019. I do not believe this action proved that a 6 storey Condominium at this location is **not feasible**, it only proved that this Builders vision and marketing strategy was a failure. So who pays the price ?? Well the individuals who accepted his vision and promises and purchased Units are the first casualties. The next casualty is the neighbourhood around this site and the people who live in it (of which I am one) because we have to go thru this process all over again. We said our peace then and the City listened 4 years ago when the original applications for AMENDMENTS was turned down because of height and density issues. So I ask this question: Why are we wasting our time with this Builder again – show me what has changed in this neighbourhood in the last 4 years which would enhance a request for more height and more Units. The answer is NOTHING ! So if everyone did their job right 4 years ago, the answer is very easy this time – NO.