

My name is Jose Armando Medeiros and I reside at ## Highland Road West, Stoney Creek. The rear yard of my property 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. Application (25T-201903 / 25CDM-201903)

I have listed my concerns and suggestions with respect to the subject development below:

1) The current site plan proposes 3 storey townhomes directly adjacent to the existing single-family dwellings on Highland Road. Will the overall height of these townhomes exceed the existing height of residential homes along Highland Road? If so, this will surely jeopardize privacy for all the existing home owners along Highland Road, and eliminate our level of comfort when utilizing our backyards.

2) Would there be any consideration in modifying the 3 storey townhomes to 2 storey townhomes for the block(s) of development which abut the existing residential homes along Highland Road? Therefore, addressing concerns with privacy, and providing a proper transition between existing heights (singles on highland road) and the new development. Compatibility plays an integral part when developing lands next to existing uses and I feel my recommendation would assist in achieving this.

3) Clearly, the developer is attempting to squeeze as many units as possible on this property and in doing so, is left with a smaller building footprint and units with unattractive indoor living space (sq ft). The need to go 3 storey's high obviously answers the developers marketing concern. Which in turn affects the existing residents along Highland Road? This is poor design in my mind.

4)The developer is attempting to squeeze the units so much, that on the proposal drawings is asking to make the distance from the building to the propriety line to be smaller by over 1 meter. When I built my house, my house drawings didn't get approved by the city, because the distance from the house to the propriety line was 12" to small. I had to redraw my drawings making my house shorter in length by a foot.

5) Ultimately my preference would be to have single family homes abutting our property, but can understand the City's objectives. I just hope the objectives take compatibility, privacy, and great overall design into consideration.

Thank you for your time and consideration.

Sincerely,

Jose A. Medeiros