

Thomas, Cameron

From: Gerald Smith
Sent: Sunday, August 26, 2012 6:52 PM
To: Clark, Brad; Thomas, Cameron; Powers, Russ
Subject: Local Neighbour Support for Proposed Development at 24 Brock St. N. in Dundas

I wish to indicate my **complete support** for the proposed development at 24 Brock St. N. in Dundas.

My wife and I have resided in a single family home at 65 Witherspoon Street which we purchased in 1977. The proposed multiple unit residential building would be an approximate 2 minute walk from our home.

I believe this proposed development should receive support for the following reasons:

- 1) It is consistent with the principle of intensification which needs to be supported as we look to the future sustainability of our local community and the larger city. We should consider every opportunity to make the best use of scarce parcels of land in our community and prevent further residential urban sprawl wherever possible.
- 2) The proposed building would provide a type of housing stock that is currently in short supply in this immediate neighbourhood. As existing residents such as myself age, some of us will not be able to remain in our single family dwellings; physical upkeep of the dwelling, the yard/gardens, snow clearing, and navigating stairs to the second story or basement will all become impediments. For those of us who may wish to remain in the immediate neighbourhood as we age, the proposed development provides a viable single floor, low maintenance option that is currently not available to us. Similarly, single people, couples and families entering the housing market may find the proposed building to be more affordable than many of the single family homes for sale in the immediate area.
- 3) Everything I have read or seen in the media over the past few years has suggested that multiple floor/multiple unit dwellings are significantly more energy efficient than single family homes. For the purposes of long term energy sustainability, our community needs more such housing.
- 4) More multiple unit buildings in this end of our community might generate an improved use of the public transportation system, another energy and carbon reduction measure. In addition to the current development at the former District School, I understand there is also a proposal to build a multiple unit building on King Street at the site of the former Tammy's restaurant.
- 5) Small existing local retail variety stores might see a market opportunity to sell fresh produce and other daily essentials to a larger critical mass of local residents in these new buildings who might be inclined to walk to a small local store, similar to the small "grocers" which are so evident in every neighbourhood in cities such as London. Other new small businesses might also evolve in response of this new customer base.
- 6) The proposed building is also noteworthy in that it is still within a very reasonable walking distance of "Downtown Dundas". In addition to the obvious economic benefits to local merchants of having a larger critical mass of potential customers in such close proximity, residents of the proposed building would potentially maintain a better state of health by way of regular walks to local neighbourhood stores or "Downtown" as a viable destination. I have seen recent articles which suggest that urban residents



who walk regularly may experience improved levels of health and wellness.

The proposed development represents a timely opportunity to embrace rather than resist change. Having recently returned from a visit to London, there is compelling evidence that history and heritage can happily co-exist with immediately adjacent new development, and the end result is a vibrant, vital, and increasingly sustainable community.

As one of many communities that form a large economic "superzone" around the western perimeter of Lake Ontario we should aspire to be a place that attracts residents from around the world and offers multiple housing options in a beautiful geographical location at the base of the UNESCO biosphere reserve Escarpment.

Thank you for your consideration.

Sincerely,

Gerald Smith.