

849 Gorham Street: File #D09NP2003 (OPA) D14NP2003 (ZBA)

My name is Cindy Bomers and I live with my husband at 210 Thornwillow Court. Our property backs on to the east side of 849 Gorham Street.

I am adamantly opposed to the construction of 22, 3 story homes at 849 Gorham Street. The project is too intense, the homes are too high and they will be built far too close to Gorham Street.

Contrary to Larkin+, this proposed complex is not similar to other townhouse developments in the Gorham Street area. Those on Doak Lane are set back approximately 100 meters from the side walk. There are no single detached homes there. The Crowder Boulevard townhouse complex also has no single detached homes. **Both these townhouse complexes are on the Southside of Gorham Street.** The north side of Gorham Street only has single detached homes and this includes businesses and institutions that are housed in single detached dwellings. Therefore, the hyper intense proposed complex at 849 Gorham Street is not compatible with the neighbourhood and will in fact be an eyesore.

I am extremely concerned about the removal of trees at 849 Gorham Street and have spent a long time studying the Arborist's report. According to the arborist's report, 44 trees were studied but on closer investigation, there are actually 53 trees under consideration. Tree 21 represents 3 black Walnut trees. Tree 22 represents 6 Colorado Spruce trees and Tree 32 represents 3 Colorado Spruce trees.

I do not know why these trees are grouped together but it brings the total number of trees to 53.

Only 7 of these 53 trees will not be destroyed. Out of the 7 trees being protected, 3 trees are on a neighbouring resident's property. Therefore, only 4 trees on site are going to be protected- 1 black Walnut and 3 Norway spruce. The huge Norway spruce will be injured during construction as roots will be damaged.

There is quite an elaborate plan presented to save all 7 trees including those on the resident's yard. Also, according to the arborist, these trees should be watered once a week from April 1st to November 30th if there is not enough rain. Who will do this- the developer, the builder, the residents?

On page 10 of the Planning Justification Report it states:

“The proposed development will require the removal of 23 trees and the preservation of 21 trees.”

On page 13 of the Planning Justification Report it states:

“The majority of the existing trees will be maintained around the exterior of the proposed development”

In the Draft OPA text it also mentions “preservation of many of the mature trees bordering the Property.”

These 2 statements are incorrect and just not true.

On page 14 of the Planning Justification Report it states: “A total of 89 trees will be planted to replace the 23 trees that will be removed.”

There are more than 23 trees being removed. I presume that Larkin+mean the trees with a diameter

larger than 20 centimetres. The entire property is approximately 1.04 acres. Larkin + say that about 34% will be green space – around 1/3 acre- maybe less when you take away the space for 22 patios. Is it possible to plant 89 trees on 1/3 of an acre?

On inspection of the landscape plan, there are definitely not 89 trees represented. The statement:” 89 trees will be planted” appears to be incorrect.

I am also concerned about the privacy that the residents that back onto the proposed complex would have.

Throughout the application, Larkin + use the words” appropriate” and “adequate” For example: “Backyards will be adequately screened.....” or” Appropriate landscape buffers .....

These 2 words are very subjective and neither I nor my neighbours consider the privacy measures offered “ adequate” or “appropriate”.

The buildings will be 11 meters/around 36 feet high. They will include a private rooftop amenity space which could mean patios on the roofs or whatever. The proposed wooden fences will be 1.8meters/around 5ft 11 inches. The back yards of the proposed townhouses are 6.3 meters/around 21 feet deep. Only small trees will be able to be planted.

With these statistics, I don’t foresee nearly enough privacy for the residents.

I have found this building application to be fraught with errors and misleading information. It appears to have been rushed – too many mistakes.

I want to thank council for giving me the opportunity to study this application. I would urge both the town planners and council to go over it very carefully and to ultimately reject it. This building proposal is not suitable for this neighbourhood.