



Oct .20, 2016

To Whom it Concerns,

We write after reading a recent article in the local Driftwood newspaper reporting on on-going discussions of a developer's proposal for even more units on the Swanson Pond site, which is right in the middle of [redacted] neighbourhood.

First, let it be said that it is disheartening to see yet another natural area of the island fall into developers hands resulting in a loss of habitat for the nesting birds, tree frogs and other native creatures that called the pond their home for many decades. While it is understood that protecting this area is no longer an option for the ecosystems sake, however, this letter is to address the concerns of which an increase on the dwelling units, higher buildings and greater lot coverage will have on the local people who call this neighbourhood their home.

If you were to walk Park Drive and surrounding areas, you would see an "urban" neighbourhood (if there is such a thing on SSI). Tidy, small lots with decent green spaces. Each home has a yard and trees. The neighbourhood is quaint with mostly single story homes filled with families of the working class and retirees. You would often see people walking their dogs, pedestrians who frequent the pathways to town (by the proposed site), some with walking aids, some with dogs, and lots of children due to the 3 schools in the direct neighbourhood as well as a skateboard park for them.

[redacted], in this neighbourhood [redacted] a more rural living, weighing land vs accessibility for [redacted] it was close to town and that it still somehow maintained a quiet, out of town living feeling. The pond and its surrounding areas helped the neighbourhood maintain this.

The development and proposed plans for the neighbourhood stand to jeopardize the well being of those who reside there today. Please take a moment to read our concerns. While we fully understand growth is inevitable and important especially for places within walking distances of town, how do we honour the islands culture and the established neighbourhoods style with this growth? Do we hear the concerns of those already living there and know what it is like to reside there? Is this growth going to benefit the neighbourhood and create a safe network for those who frequent it?

Q: Will there be any considerations on how to replicate a living environment for the species that are about to lose their home? Where will

they all go? Will the timing of the construction force them to flee during winter or during nesting seasons? Will any attempts be taken to preserve the native species? Such habitat loss is regrettable, can the developer be asked to compensate?

Q: Should the buildings height and density increase be justified with the trendy “affordable housing” incentive?

This neighbourhood is filled with working class folks who believe that the area is already affordable for people who have skills and are hard working. The local building code is there to be abided by those who live here. If the surrounding community is not in agreement with any the proposed “density increase” then it should be denied regardless of who’s interests they are trying to appeal to, to justify their cause.

Q: Has the safety of those who use the neighbourhood been addressed?

What would an increase of traffic do here?

The proposed density will almost **DOUBLE** the amount of residents that live in this neighbourhood. Any person who regularly uses these roads will tell you:

- SMALL ROAD SHOULDERS result in dodging vehicles on a walk is a daily occurrence
- the roads are NARROW
- people drive WAY TOO FAST and as a result veer into the other lane to compensate
- these roads are a NETWORK FOR CHILDREN going to and from school, the skate park, the pool and town and there is little to nothing being done to keep them protected aside from the option of the pathway from Kanaka to Park Drive (and that is Highway land and adjacent to the site) that takes them through a safer and quieter route
- as PERMANENT residents, we know and watch out for the safety for each other

Q: What are the plans of the developer for parking spaces?

There is currently NO on street parking, nor is there room for it either. With so many proposed increases in densities, is there thought to how adequate parking will be created?

Q: What is the motivation of the developers?

Actions in years past have ALREADY resulted in damage to our property due to water damage and their lack of care on the impacts on the people living here.

The MAIN concern is not just “the supply of water” as one planner remarked but a valid point, but the overall impact on our neighbourhood of a very significant increase in dwelling units on noise, safety for kids and other pedestrian, cyclist, traffic speed and volume. This proposed development expands and creates a greater safety complication. Other notable concerns these proposed density

increases pose is jeopardizing the quiet charm of our 'just out of town' living that is the natural development of the families that call this block their home and who all abide by the regulation created by the Islands Trust community plan, to protect and respect the neighbourhoods culture. We do not wish for a site development that would create a 'manufactured' idea of town living like other such developments of their kind and less about what the neighbourhood currently stands for. We feel this proposed development brings nothing positive to those already living here.

We oppose any increase in density over the present zoning.

Sincerely,



Patricia Bielicki



Alain Grange

