

## Community Association Letter



Wed 2/21/2018 12:10 PM

Leanne Ellis <development@rutlandparkcommunity.com>

[EXT] Re: LOC2017-0289

To ○ Leanne Ellis

Cc ● Bliek, Desmond; ○ Ryan Doherty



Hi Ryan and Des. I was able to meet with Des yesterday to discuss the scope of the proposed amendments for this application. He shared a draft version with me, indicating that you are looking to amend DC site 163 to align with DC site 164 (with some slight changes to 164). Making these changes would align them with Phase 2 sites for single, semi-detached and rowhouses, and exclude multi-residential from both these sites, effectively reducing the overall density for these sites.

We feel that 16.5 m heights are excessive for such built forms (15 m would be preferable), but given that the original site allowed for 30 m, this maximum height would reduce overshadowing.

As you know, density has definitely been a concern with the Currie Barracks parcel, so any reduction in density is appreciated. However, given the formula for calculating density on this parcel, we want to make sure that you are aware we will not support further changes intended to accommodate additional density in other DC sites above the limits, lot coverage and heights that have already been established for those sites.

Thank you for your time, and for working to build a development that enhances our existing communities.

Best wishes,

Leanne Ellis

President Rutland Park Community Association

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