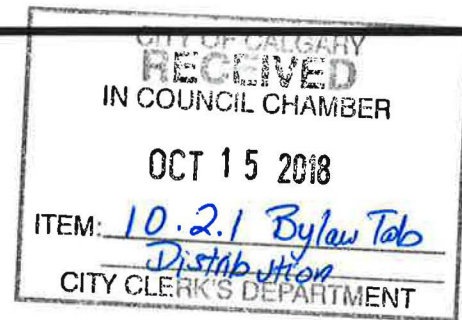


CAWard7 - Dale Calkins

From: Troy Wolfe <tw@wolfcomm.ca>
Sent: Tuesday, October 9, 2018 16:39
To: CAWard7 - Dale Calkins
Subject: [EXT] RE Application LOC2017-0399



Dear Honorable Druh Farrell,

I understand there may be a vote on Thursday to approve a Land Use Re-Designation on my street in Crescent Heights. I believe this is a closed meeting that I am not permitted to attend so I am writing to you instead.

My wife and I are owners and adjacent neighbors to the house on the corner, 235 14 Ave NE, to which is undergoing a Land-Use Re-designation. We live immediately adjacent to the West at 229 14 Ave NE, and we own the next house 227 14 Ave which is currently rented out to a young professional couple doing their residency who moved here from out of town.

We have met with the proponent of this application, Gravity Architecture, regarding their plans for row housing on the corner. My wife and I are in full support of this Re-Designation to allow row housing for two reasons:

1. I have lived in the inner cities of Toronto and Vancouver, and worked in inner cities in many large urban centres in North America. Higher inner city density leads to more vibrant communities that encourage culture, tourism, healthy living, diverse services and businesses, reduced environmental impact, and mixed income communities. Crescent Heights needs higher density to attract more services and businesses.
2. There is a lack of housing for families in Crescent Heights. My wife and I have a 1 year old and two dogs, and hoping to have several more kids. We love Crescent Heights and want to remain but options for our lifestyle are lacking. We either:
 - a. Buy an old small house on a 25'-33' lot that will not fit our growing family and will require extensive renovations, (\$100k-150k) to be somewhat suitable.
 - b. Buy an old house and tear it down to build an infill.
 - c. Buy a detached infill on a 33'-50' lot for over \$1M, it is rare to find one on a 25' lot.
 - d. Buy an older townhouse that limits our family to grow

What we are interested in is a newer row house, ~2,400-2,700 sq ft like we see in Tuxedo, Renfrew, Bridgeland, Erlton, Sunnyside, etc.. The price point of a row house makes it affordable for us without breaking the bank by spending over \$1M for a detached home. I believe we would see more young families move in to our neighborhood if there were more options like row housing, available.

I hope you consider our enthusiastic support for this Re-Designation since we will be the most impacted by the construction and the higher density next us. I have spoken to neighbors in the area who are skeptical about this application and their concerns are largely around parking. I always tell them that with higher density, comes more transit options; and parking as an issue is going to disappear within 10 years anyway with driverless cars and improved public transit.

Thank you for considering our opinion on this application. If you have any questions, please do not hesitate to contact me.

Cheers,

Troy Wolfe

Wolf Communications & Engineering Inc.

c: (403) 966-1066

tw@wolfcomm.ca

www.wolfcomm.ca



WOLF COMMUNICATIONS
& ENGINEERING INC.