

**Rowe, Timothy S.**

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**From:** Lyudmyla Mishchenko <gebemot@telus.net>  
**Sent:** Sunday, February 10, 2019 1:53 PM  
**To:** Public Submissions  
**Subject:** [EXT] Land Use Re-designation Bylaws 51D2019

Dear Sirs,

We are Luda and Alex Mishchenko, owners of unit #2206 at Legacy Gate Condo located at 81 Legacy Blvd. SE that is facing the parcel of land that is proposed for re-designation. And we would like to let you know that **we are strongly against of re-designation of the land use located at 250 Legacy Village LI SE (Plan 1611382, block 23, lot 2).**

When we purchased our apartment we hoped that the place around will be beautiful, peaceful and we can enjoy it. At the time of the purchase of our unit, the developer's plan showed the green space around the buildings, we were assured that space around the building will be left green with the trees planted after the construction. Now we already have Petro Canada gas station and car wash that just have opened right under our windows with early morning noise and overnight bright lights and more noise.

When commercial and residential zones are mixed the residential property owners suffer and value of the residential property goes down.

If a yet another multi-car wash will be build, it will:

- significantly increase the road traffic, especially commercial vehicles.
- substantially increase the noise level in the area with no trees to block the noise.
- increase pollution and decrease air quality in the area, since car washes produces clouds of vapor with chemicals and dust that are easily visible in winter.
- quality of air will be affected, since more cars will produce more carbon monoxide
- dramatically decrease safety for kids who are wondering around
- high school is a block away from this intersection and teens will spend their lunch on this plaza further adding to noise levels and foot traffic
- the area will lose what has left from its aesthetical quality
- an enjoyment of living in this area will be lost for all residents facing this parcel of land
- residential property value will be decreased
- potential increase in property taxes for owners due to change in zoning

Furthermore, there is no benefit for the community adjacent to this parcel of land to have multiple car wash right in the residential area. It is only a benefit for the developer at the expense of residents quality of life.

In addition, while reading the developer application online it seems that the developer has been notified about almost exactly same concerns from other residents.

Yet the application lists no argumentation from the developer as of how these concerns may be addressed as if the developer simply ignores them altogether.

I really hope that the city protects the residents by **not allowing** the zone change and building the multiple car wash in residential area.

Thank you.

Luda Mishchenko  
Alex Mishchenko  
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