

## Pamela Martin

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**From:** Lesley Pechter [REDACTED]  
**Sent:** September 5, 2018 7:06 PM  
**To:** Public Hearings  
**Cc:** Joan Tuttle; Anthony, Kent & Mitch  
**Subject:** Proposed development for 672 Niagara

Dear Members of Council,

We would like to support our neighbors Joan Tuttle and Kent and Mitch Anthony in opposition to the variances in zoning for the development proposed to 672 Niagara. We favor densification and development in principle so long as it respects the **attractiveness and safety** of neighbourhoods as they currently exist. For reasons specified in the emails you have already received from Joan Tuttle and from Kent and Mitch Anthony, we believe that the current proposal falls far short of what's required for approval.

**Attractiveness** is particularly relevant in James Bay, where Heritage homes draw a lot of tourist traffic and produce economic benefits to the city as a whole. If old houses are to be replaced with fat monoliths that take over the entirety of lots in order to maximize the immediate gains of an increased tenantry, the appeal of the neighborhood will be lost, and so will the long run economic benefits.

In addition, we wish to emphasize the **safety problems** associated with parking. Not only does no provision seem to be made for parking in this proposal, it requests a reduction in the number of places currently available. Niagara is a narrow through street currently overcrowded with cars. The bus traffic and (in season) the horse-drawn tourist carriages, both of which are necessary and desirable, already have difficulty negotiating Niagara without developments that load yet more cars onto street parking. Inevitably, the overload will lead to more squeezing and cheating at corners, where we are already dealing with blind intersections. This situation, which has been unsafe for some time, will become appreciably worsened if the variances are approved.

We respectfully urge members of Council to turn back this proposal, or to alter it substantially so that it does not put the long run economic benefits to the city and the safety of residents and of tourist-visitors and regular traffic at a considerably heightened risk.

Thank you for your consideration.

Edward & Lesley Pechter

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