

## Lucas De Amaral

---

**From:** Lynn Phillips [REDACTED]  
**Sent:** June 12, 2019 11:45 PM  
**To:** Councillors  
**Subject:** COTW - Rhodo - Aryze and Luke Mari is running circles around council

Dear Mayor and Council,

First, at the last CALUC meeting, Luke Mari stood up in front of probably 100 witnesses and announced that he would be making a contribution to Victoria's housing fund, voluntarily, and with no strings attached - there appears to be some strings now.

Aryze has been deceptive throughout this whole process. The worst part of it all has been their ongoing rhetoric about the **"need to build more diverse housing for families in Gonzales."** I can tell you that even with a 15% discount from "market rate", there will be **NOTHING** affordable about this project. This project is about a business wanting to make as much profit as possible, and they are trying to snow you to achieve it.

Now, in order to provide additional, so-called below market rate, housing Aryze will increase density and simply increase the cost of the other units. Furthermore, **who will manage this and decide who gets to purchase those additional units?**

The fallout from the Aryze business model is that every time they get a property rezoned and get variances approved (set a precedent), the value of the land around it increases and the value of the buildings sitting on that land decreases, making it even more appealing for developers to simply tear down existing buildings. Or the property becomes so expensive that any homeowner who buys it has to try and charge as much as possible for rent in order to afford it.

On the topic of affordability. Let's take a look at that. I happen to know a thing or two about finance and qualifying for a mortgage. Here is the math, **these are facts, I'm not making this up.**

Let's use a home price of **\$800,000** (although, we know the Rhodo will be more than this). This does not take into consideration required down payments and mortgage default insurance.

### GDS Calculation for a mortgage (facts)

Qualifying requirements GDS must not exceed 35%,

Mortgage payment must be calculated using a 25-year amortization at the 5-year posted rate, currently 5.34%.

Mortgage payment = **\$4,799**

**Property** taxes = \$333

Heating = \$150

Strata fees \$250 (minimum)

**Total monthly outlay for the purpose of qualifying (without any other bills whatsoever) = \$5,532.**

**Maximum GDS = 35% Required annual income = \$189,680**

### TDS Calculation for mortgage

Mortgage payment = **\$4,799**

Strata \$250

Other debt facilities available (assuming they have a small amount, let's \$20,000 in credit available to them = \$20,000 @ 5%) = \$1,000

**Total TDS = \$6,049.**

**TDS maximum = 42% Required annual income = \$172,828**

These are the numbers you need to understand when you hear Aryze spinning their story. It's a STORY!

Aryze has an auto email on their site that has people send emails directly to you saying "**we are young families who want the opportunity to live in Gonzales/Fairfield.**" Maybe they are "young families who want to live in Fairfield/Gonzales", but what Aryze is building, is **NOT** for them! It is for those who already have healthy bank accounts and those who **want to move here** (mainly those who want to move here), and Aryze is doing this at the expense of those who already do live here. Aryze regularly tears down affordable housing to build unaffordable housing... They spin their yarn of being the "developer with a heart", with heart-shaped balloons on one website, while **Purdy Group** (the money people) declare on their website that their objective is to "maximize profits for investors."

Finally, this trickle-down theory that Luke Mari likes to talk about only holds water under the following circumstances: The person/couple making \$180,000 - \$190,000/year leave their \$2,500-\$3,000 2-3 bedroom house/apartment/condo, and the person/couple making \$60,000-\$80,000/year suddenly finds the money to move into the \$2,500-\$3,000 unit that was just vacated - guess what - they still can't afford it! There are LOTS of expensive, vacant accommodations in Victoria.

The Rhodo development, as it is, offers nothing to the neighbourhood, it encroaches on public space, will remove over 50 mature trees (they say it won't but the map shows different) and is an inappropriate design; it is simply a business venture for profit. Please do not let Aryze pull the wool over your eyes anymore.

This project needs to be redesigned and Aryze/Purdy Group needs to pay far more for any concessions that are made.

Thank you,

Lynn Phillips

Resident and homeowner in Gonzales/Fairfield who would like to see affordability achieved in Gonzales by the City/CRD providing incentives for HOMEOWNERS to provide affordable housing, thereby enabling both affordable homeownership and rental opportunities.

## Monica Dhawan

---

**From:** Norman Fiege <[REDACTED]>  
**Sent:** Thursday, June 13, 2019 7:44 AM  
**To:** Victoria Mayor and Council  
**Subject:** Rhodo

Dear Mayor and councillors

As to the Rhodo development, I am not against development. But I object to the design and scope of this development. Now Aryze is increasing the density and removing amenities. Adding two units at %15 below market value is not addressing affordable housing.

Cheers Norm

## Lucas De Amaral

---

**From:** Virginia Errick [REDACTED]  
**Sent:** June 12, 2019 10:05 PM  
**To:** Councillors  
**Subject:** COTW - 1712/1720 Fairfield Road

Dear Mayor and Council,

A more sensitive transition to Hollywood Park has not been fulfilled in this new Rhodo application. The park is still being encroached upon, with the City Parks Department providing the planted buffer? Why?

The voluntary amenities contribution to Victoria's Housing Fund has been revoked.

While the amenities contribution has disappeared, the # of units has increased, and this is not affordable housing.

There is now a cumbersome and unworkable plan to create 2 - one bed units for sale at 15% below market rate, to be managed by the CRD. The City would be better off with a contribution to the Housing Fund for affordable housing.

This plan should not go forward.

Thank you for your consideration,  
Virginia Errick

## Heather McIntyre

---

**From:** Kelly Galitzine [REDACTED]  
**Sent:** July 9, 2019 9:20 AM  
**To:** Victoria Mayor and Council  
**Subject:** I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Kelly Galitzine

75 Cook street

Sent from TalktoAryze.ca, [REDACTED]

## Heather McIntyre

---

**From:** Don Manning [REDACTED]  
**Sent:** July 21, 2019 6:52 AM  
**To:** Victoria Mayor and Council  
**Subject:** Aryze's Rhodo Development Proposal

To: Mayor Lisa Helps and Council

July 18 2019

From: Don Manning  
2215 Forbes Street  
Victoria, BC V8R 4B5

Letter in Support of Aryze's "Rhodo" Development Proposal at 1712 - 1720, Fairfield Road, Victoria

I am writing to provide you with a letter of support in respect of the above development proposal that I understand will be considered by Council at their meeting on August 8th 2019.

I am a long standing owner of a home in Victoria, and someone who is only too aware of the challenges and barriers involved in finding affordable housing in Victoria.

I believe this proposed development to provide additional multi-family housing units in the Fairfield / Rockland area of Victoria is to be commended. I believe in recent years, there has been a growing sense of entitlement exhibited by a small number of community individuals and "status-quo activists" in this community, whose sole aim is to prevent the creation of multi-family and more density of housing in this neighbourhood. It is my understanding that this development is in accordance with the approved community plan and as such should be welcomed by council, and supported.

There is both an existing and growing need for this type of modern and attractive multi unit family accommodation in this area. I believe that the provision of the proposed townhomes, will offer a much needed and more affordable option for individuals and families seeking to live in this great neighbourhood. Multi-family 1, 2, 3 and 4 bedroom townhomes such as this in the area is extremely limited, especially in a development such as this that has made provision for off-street parking

I commend council for seeking to provide higher density, and more affordable housing options such as this in Victoria, and in doing so, allow families to live and work in our local community, as opposed to having to consider living and working in another city, or locate some distance away from work in Greater Victoria, such as in the western communities, and incurring significant travel and related stress.

Sincerely,  
Don Manning

--

Don Manning

## Heather McIntyre

---

**From:** Wayne Shillington [REDACTED]  
**Sent:** July 24, 2019 2:40 PM  
**To:** Victoria Mayor and Council  
**Subject:** Development Proposal at 1712 - 1720, Fairfield Road

Mayor and Council,

I understand the above referenced development will be considered at your meeting on August 8<sup>th</sup>, 2019.

I was told that some concerns were expressed regarding this proposed development, so I have taken the time to review information about it, including details posted by the City on Development Tracker.

Many densification projects throughout the City are problematic for neighbourhoods when they create serious shadowing for adjacent residents, propose inadequate parking, or are too large a scale for the site. After reviewing the information, I believe the proposed project at 1712 - 1720, Fairfield Road scores well on all those considerations. The 2.5 story townhouse configuration along with almost no adjacent residential properties means negative shadowing impact is minimized. The investment in underground parking means there is sufficient parking for vehicles and bicycles while keeping the ground level available for green space. Compared to the six story boxes being jammed into some neighbourhoods, this project fits well into the scale of the existing street and overall neighbourhood.

I support the Development Proposal at 1712 - 1720, Fairfield Road and encourage Council to approve the project as currently proposed.

Thanks

Wayne Shillington  
City of Victoria Resident

To: Mayor Lisa Helps and Council

July 22 2019

From: Sharon Waldner

1579 Montgomery Ave  
Victoria, V8S 1T5

Letter in Support of Aryze's "Rhodo" Development Proposal at 1712 - 1720, Fairfield Road, Victoria

I am writing to provide you with a letter of support in respect of the above development proposal that I understand will be considered by Council at their meeting on August 8<sup>th</sup> 2019.

I am a long standing owner of a home in the Fairfield / Rockland community in Victoria, and someone who is only too aware of the challenges and barriers involved in finding affordable housing in Victoria.

I believe this proposed development to provide additional multi-family housing units in this area of Victoria is to be commended. I believe in recent years, there has been, a growing sense of entitlement exhibited by a very small and unrepresentative number of community individuals who simply want to maintain the "status- quo" and have become activists for this goal in this community. Their sole aim appears to prevent the creation of multi-family and more density of housing in this neighbourhood. It is my understanding that this development is in accordance with all aspects of the approved community plan and as such should be welcomed by council, and supported.

There is both an existing and growing need for this type of modern and attractive multi unit family accommodation in this area. I believe that the provision of the proposed townhomes, will offer a much needed and more affordable option for individuals and families seeking to live in this great neighbourhood. Multi-family 1, 2, 3 and 4 bedroom townhomes such as this in the area is extremely limited, especially in a development such as this that has made provision for off-street parking

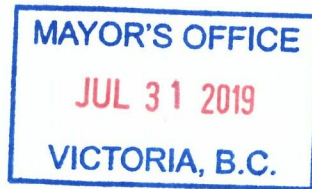
I commend council for seeking to provide higher density, and more affordable housing options such as this in Victoria, and in doing so, allow families to live and work in our local community..

Sincerely

Sharon Waldner



To: Mayor Lisa Helps  
Council Members



W. Gordon Plewes  
1911 Quixote Lane  
Victoria, BC V8S 5L5

**LETTER OF SUPPORT- "RHODO" DEVELOPMENT PROPOSAL- 1712-1720 FAIRFIELD ROAD**

Please accept this letter of support in respect of the above captioned development to be considered by Council at the meeting of August 8<sup>th</sup>, 2019.

I am a long standing resident of the Fairfield community and, as such, am aware of the need and challenges facing Victorians in finding affordable housing.

I fully support the proposed development providing additional multi-family housing alternatives in the Fairfield area and commend the developers for their insight and innovative approach. It is my understanding that this development complies with the approved community plan and should be supported by Council accordingly. I urge the Council to limit their consideration of the small number of Fairfield residents who oppose all reasonable developments, as they fail to recognize anything other than the status quo and fail to recognize the need for this form of housing for our citizens.

It is my opinion that there is a strong and growing need for this type of modern and attractive housing and this development will offer a significant alternative for the families living or wishing to live in this community. I note that off-street parking is provided, which is frequently a problem with some of the multi-family developments. Multi-family units of 2, 3 and 4 bedroom townhomes are significantly lacking in our area and the creation of house suites is a poor alternative and not the only answer.

I support the Council in seeking to provide more affordable housing units and a greater density in some areas of the community. It provides that chance to families to live and work in the community as opposed to other municipalities in distant areas with the attendant traffic and transportation difficulties.

I urge the Council to support this development.

Sincerely,

W. Gordon Plewes



Erik Larsen and Catherine Claiter-Larsen  
215 Robertson Street  
Victoria, BC  
V8S 3X4

July 31, 2019

City Hall  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Mayor Lisa Helps and Council,

Re: Expression of Support for Aryze's "Rhodo" Development Proposal at 1712 - 1720, Fairfield Road

Please accept this letter as our expression of support for above development proposal that we understand will be considered by Council at your meeting on August 8, 2019.

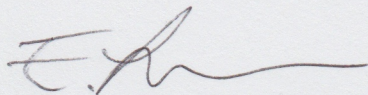
We are long standing home owners here in Victoria, and have lived in Fairfield at 215 Robertson Street since early 2006. We very much understand the challenges that Council is working to balance and address – and specifically the importance of creating affordable housing for families like ours to join our vibrant and community-minded neighborhood.

As parents of young children, we have benefited greatly from the ability to walk our children to their preschool, Hollywood Park, Gonzales Beach, and now Margaret Jenkins school. We are grateful to be part of a network of families and neighbors that feel connected to this community. We support the addition of the Rhodo multi-family housing units to our neighborhood, as we see this development as being very much aligned to the city and community plan objectives, as well as our own. We anticipate that our new neighbors will enjoy the same benefits of this beautiful community and be warmly welcomed by the majority of Fairfield | Gonzales residents.

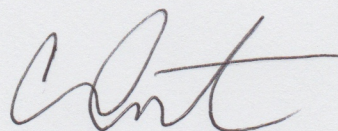
We understand that the Rhodo development is a high-density project with off-street parking, which we also see as being a highly desirable solution to the ever increasing parking challenges in our neighborhood – with many vehicles from both registered and non-registered suites on our streets. We are very pleased to learn that this project will provide for much needed housing, and will not exacerbate the parking situation.

Thank you in advance for incorporating our input to your consideration of the Rhodo project.

With warm regards,



Erik Larsen



Catherine Claiter-Larsen



## Pamela Martin

---

**From:** Public Hearings  
**Subject:** FW: Rhodo Development Proposal - New Proposed Changes

---

**From:** [REDACTED]  
**Sent:** July 31, 2019 8:34 PM  
**To:** Development Services email inquiries <[DevelopmentServices@victoria.ca](mailto:DevelopmentServices@victoria.ca)>  
**Cc:** 'Elaine Weidner' <[REDACTED]>  
**Subject:** FW: Rhodo Development Proposal - New Proposed Changes

Dear Ms. Hudson,

I am not sure if the message I am trying to send should be to you. If it is not, could you please forward to the appropriate person looking after development proposals?

I recently received a letter from the City, related to Development Permit No. 000519, Rezoning No. 00618, for two adjacent properties at 1712 and 1720 Fairfield Road. There is a City Council meeting scheduled for August 8, and I am invited to provide feedback. However, the letter raises a number of questions, the answers to which I need to allow me to assess the situation and provide constructive feedback. I have searched the City web site, and can find no references to either of these properties. Nor can I find the details mentioned in the letter, related to the agenda and related documents for this Council meeting. I can not reach the Chair of the Fairfield and Gonzalez community association due to vacations.

I would be very grateful for your help, if you are the person involved in this matter, or from the relevant person you may wish to forward my letter to.

Background:

This proposal has been under review for some time. I participated in a meeting with the developer and the community association last December, and provided written feedback to the Mayor and Council that same month. I had a number of concerns. I have heard nothing about this development proposal since that date. With the letter I received from the City this week, I am completely confused as to the status of the proposal, and what the rezoning request is actually for:

1. Has the development proposal been approved by the City, subject to this rezoning being approved?
2. The clear message from the December meeting was that no rezoning is required, so what has changed?
3. Has the City approved the proposal with changes?
4. The letter indicates rezoning is required "for the purposes of approving the exterior design, finishes and landscaping of the proposed buildings". What on earth is required of a rezoning request for such mundane matters, when the issues raised were much more significant e.g. excessive density; limited set-backs; and a "wall" facing Hollywood Park, in direct contravention of the current City requirements for a respectful transition from any new development to any existing parks.
5. I am not familiar with the details of each zone, but what other features does the proposed zone allow for?
6. Is the rezoning simply a mechanism to allow all of the concerns raised by residents and the community association to be ignored?

Perhaps I am over-reacting. However, with the lack of information available, and the limited time available to the scheduled Council meeting, I am not in a position to assess this rezoning request, and provide relevant constructive feedback.

Just as an aside, the City recently allowed a monstrosity four-storey construction on the corner of Fairfield Road and Arnold. This includes a huge green wall immediately facing Ross Villa, with virtually no setbacks, in an area consisting entirely of one- and two-storey houses. This screams an insult to the neighbourhood. I believe the proposed development at 1712/1720 Fairfield Road, where two single family homes are to be replaced by seventeen town houses represents a similar insult to the neighbourhood, with excessive over-crowding rather than the Mayor's "gentle densification".

I would be very grateful if you, or one of your colleagues, could provide the required information for myself and other concerned residents close to this project, in order to provide realistic, accurate, and informed feedback to the City.

I have included my letter to the Mayor and Council below, dated December 18, 2018, for your information,

Best Regards,

Graham Whitehead

1689 Earle Street, Victoria

---

**Subject:** RE: Rhodo Development Proposal - New Proposed Changes

Sir,

Last December I copied you on a note I wrote to the Mayor and Council about the proposed development at 1712 and 1720 Fairfield Road. I was pleased that I was able to attend and participate with the Association and the developer, which led to my writing that letter. This week I have received a letter from the City, about a zoning Regulation Bylaw, Amendment Bylaw (No. 1193) No. 19-065.

I am not intimately aware of the machinations of this process, but this letter is notification of rezoning these properties from R1-G Zone (single family dwelling) to RK-F Zone (ground-oriented dwelling district), to permit development of three buildings with multiple ground-oriented dwelling units "for the purposes of approving the exterior design, finishes and landscaping of the proposed buildings". It also says that the Development Permit will vary the following requirements: to reduce the number of vehicle parking stalls from 24 to 22.

It appears to me that the development has essentially been approved by the City, which now needs some form of approval before giving the go-ahead. I am not sure what the new zoning means. This letter raises more questions than answers for me. I would really appreciate it if you could share with me your understanding of what is happening to this proposal, before I engage the City directly.

For your information, I have included my letter to the City from last December, outlining my considerable reservations about the proposal.

Many thanks for your consideration,

Graham Whitehead

1689 Earle Street, Victoria

---

**From:** [REDACTED]  
[REDACTED]  
**To:** 'Victoria Mayor and Council' <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Cc:** 'Chez DJ' <[REDACTED]>; 'Elaine Weidner' <[REDACTED]>; 'CALUC chair' <[planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)>  
**Subject:** Rhodo Development Proposal - Resident Feedback

Dear Mayor and Council,

I attended and participated in the Community Meeting to review the proposed Development at 1712 and 1720 Fairfield Road, Victoria, on December 13, 2018. The CALUC is submitting a summary of this meeting to you, and below are my individual views on this proposal. I had a formal invitation to the meeting as I live within 100 metres of the proposed development site. The proponent is seeking a site-specific zone for this development, and I understand that City staff are recommending this.

I have a number of comments to you, for your consideration. For ease of any subsequent communication, I have numbered my comments below, in no order of priority.

1. The proposal is to build 17 new houses on a piece of property consisting of only 2 single-family dwellings. While this is not by itself a reason for rejection, it is a proposed development to increase densification by an order of magnitude that far exceeds the so-called “gentle densification” term used by the Mayor. Gentle implies gradual or not severe. I would describe an increase from 2 to 6 or 8 as “gentle”. I would not use the term to describe an increase from 2 to 16 as “gentle”. I would describe this as over-crowding or cramming as many homes as possible into a given space, at the same time breaking the guideline on open space on the lot.
2. The only way to achieve this number of townhouses is to ignore the planning guidelines for the neighbourhood, and exceed most of those guidelines. This proposal exceeds the planning guidelines for floor space ratio, number of storeys, number of parking stalls, setbacks on all four sides.
3. It also blatantly fails the stated planning guideline to treat the boundary between a development and a City park as a transition area. The design guidelines state: “The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks.” and “For new development adjacent to parks and larger public outdoor open spaces, design should clearly delineating private from public spaces, to avoid “privatizing” of public space.”

However, the proposed building on the Park side presents what attendees at the meeting referred to as a “bunker”. There is absolutely no transition. It looks as though the building’s back yard is the park itself. The developer’s reasoning for this was, in my view, quite offensive. He said that the planning requirements for a transition were not as good for the neighbourhood as their solution of providing “eyes on the park” and “social oversight” to detect illegal activities and report them to the police. I live within earshot of that area. In the past there has been illegal activity, probably involving drug use. The City made an excellent move, by installing street lighting. I have heard no problems since that time. The developer is inventing a reason to be used to justify this type of development. It is not an acceptable boundary between the development and the Park, and would significantly diminish the experience of park users.

4. The proposal states the number of storeys as 2 to 2.5 storeys. This is simply not what is reflected in the developer’s plan. The pictures provided by the developer clearly show 3 storeys. The actual words used in the developer’s presentation were precisely “third floor”. This factor in itself should be grounds for rejection of the proposal.
5. The entire block defined by Fairfield, St Charles, and Earle is composed of 1 and 2 story buildings. Three storeys does not complement the neighbourhood. Further down Fairfield Road, at the intersection with Arnold shows the impact of a 4-storey apartment building being developed in a 1 and 2-story neighbourhood, with a gigantic green wall built immediately adjacent to the Ross Bay Villa. This is an insulting eyesore to the Fairfield neighbourhood, and this must not be repeated in Gonzales.

6. The immediately adjacent Hollywood Park is heavily used by young people and families in particular, with Little League baseball using the park in the summer, even hosting province-wide tournaments as recently as this year. The park has public parking on Fairfield Road and Earle Street, which are often fully used. Earle Street often has park users parking in the Residential Only parking areas. The addition of this proposed development, with a number of parking stalls on the property less than the development guideline, will further exacerbate the local parking situation.
7. My understanding is that the development guidelines prohibit double-row townhouse buildings within a certain property size. The developer appears to have circumvented this guideline by making the two main buildings not quite parallel, and rubbed salt into the wound by adding a third building across one end of the lot, resulting in a triangle of three buildings which, together, comprise 85% of the lot size, which exceeds planning guidelines.
8. This is supported by reduced setbacks on all sides. The developer justifies the reduced setback on the Fairfield Road side by claiming that it complements the reduced setback directly across the street. This “creates” a “node” which is typical of English country villages. I was born and raised in England, and I find this claim to be inaccurate and offensive. It is more likely to create a “canyon” filled by heavy traffic and increased parking congestion.
9. Planning guidelines state “to preserve and maintain, to the extent possible, neighbourhood features, such as trees, fences, gardens, and rock outcrops” and should address concern about continued loss of tree canopy in Gonzales.  
However, the proposal appears to claim a minimal impact on existing trees by claiming the number of protected trees to be cut down being only one. Discussion with a number of residents at the meeting included claims of calls to the City that indicated over 50 trees would be cut down. I assume this is because they are not of “protected” status. The developer claims that over 70 new trees will be planted, but the layout of the plan shows how little space is available for this, and that only very small trees would thrive, given the minimal setbacks and space between the buildings. This is a disturbing feature of the proposal.
10. The developer’s literature makes many claims. It purports to be modelled on an English beach village, a typical English village, or a small English town. It purports to be based on terrace houses in London and Bath. The famous Bath town house terraces are extravagantly large homes for the landed gentry, and are fronted by 50 metres of pristine lawns. Their sales literature is full of whimsy, but is misleading and lacking in substance. By themselves, these are not reasons to reject the proposal. I would imagine they exist to mask the underlying approach of trying to force too many houses on to this lot.

I am really disappointed that the City planners appear to have bought into this lack of substance, and appear to be supporting the proposal as it stands. Creating a single site-specific zone seems fundamentally flawed to me, and can only generate problems in the future, for example in the case of the 4-storey monstrosity allowed by the City at Fairfield and Arnold.

The proposal contains many exceptions to planning standards and guidelines. It provides nothing in return except a very high number of homes. These homes are not “affordable” homes, even by the Mayor’s calculations. The developer did NOT deny the claim that the eventual sale price would exceed \$800,000 per unit, and is out of reach of new and young buyers, which they claim the neighbourhood needs.

Mayor and Council – I am not against increased densification. I support increased densification in a truly “gentle” way. These two properties could, I would imagine, sustain 6 to 8 units quite comfortably, while maintaining the character of the neighbourhood. Just take a look at the town house development at the corner of Foul Bay and Chandler, very close by. It fits in. It blends in. It complements the neighbourhood. It does not scream an insult to the neighbourhood, which is what the Rhodo proposal does for many different reasons.

In summary, I would reject this proposal, and ask why it has managed to get this far in the development process. It appears to me that the neighbourhood planning guidelines are not used by the City as guidelines, but rather as a starting point for developer negotiations for exemptions. The proponent has put a significant amount of effort into this proposal, which should be recognised, but the proponent’s expectations should be communicated much more effectively by the City. I have communicated this concern to Mayor and Council before.

Graham Whitehead  
1689 Earle Street