

[REDACTED]

From: Luke Mari [REDACTED]
Sent: Wednesday, May 5, 2021 4:40 PM
To: Public Hearings
Subject: 430 Powell Street

To Mayor & Council,

We are writing on behalf of our property at 430 Parry Street.

We oppose the proposed rezoning on the basis that the subject location is extremely walkable to jobs, amenities, and transit options. It's a total underutilization of land to construction two small single family dwellings in light of our climate and housing crisis. This parcel of land could easily host a house-plex of 4-8 homes that satisfies the scale, massing, and form of the surrounding community.

We need to be far more diligent with valuable land in our City in order to accomplish broader City objectives. Such a proposal is at serious risk of being torn down in 10-15 years and replaced with a multiple family structure that we should be allowing today.

Please send the application back to the applicant to increase the density to a level more suitable for such an excellent urban location.

Regards,

Luke

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Luke Mari, MCIP/RPP
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[REDACTED]