

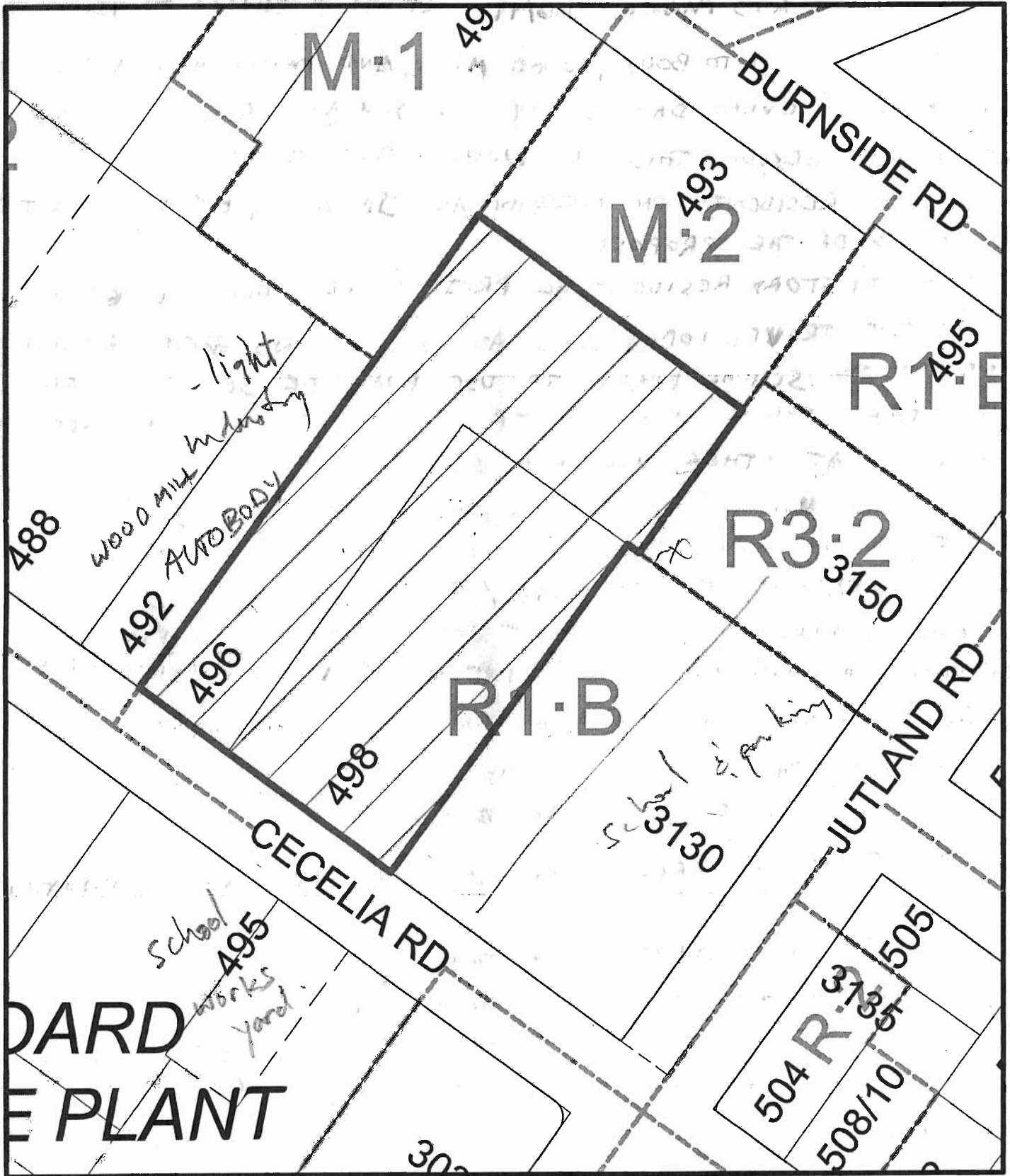
THE CURRENT LOTS MARKED 496/498 ACT AS A BUFFER TO NOISE AND ODOURS OF THE AUTO BODY, WOOD MILL AND MAINTENANCE YARD THAT START ACTIVITY EVERY DAY AT 0630. YOU ARE ASKING PEOPLE TO LIVE RIGHT BESIDE THIS. IT WOULD ACT AS A BETTER BUFFER FOR CURRENT RESIDENTS ON BURNSIDE AND JUTLAND, BUT AT A COST TO RESIDENTS OF THE PROPOSAL.

2 MULTI-STORY RESIDENTIAL PROJECTS LESS THAN A BLOCK AWAY, ONE AT THE TRAVEL LODGE SITE AND ONE BEHIND HOTEL ZED, WILL PRESSURE THE SCHOOL BOARD TO USE BURNSIDE SCHOOL AS AN ELEMENTARY SCHOOL AGAIN AFTER THE EARTHQUAKE UPGRADES ARE COMPLETE AT OTHER VICTORIA SCHOOLS. WHERE WILL CHILDREN PLAY CURRENT USE OF THE SCHOOL, AS AN ADULT EDUCATION CENTER HAS 15 TO 20 CARS PARKED ON THE GRASS EVERY WEEK DAY AS OVER FLOW PARKING FOR STUDENTS, THESE CARS WILL COMPETE FOR RESIDENTIAL PARKING WITH CURRENT USERS AND PARKING FOR THE PROPOSED 88 UNITS THAT CANNOT FIT IN THE PROVIDED PARKING PROPOSAL.

THE PROPOSAL SUGGESTS A DAY CARE OF SOME SORT, AGAIN, WHERE WILL THE CHILDREN PLAY? CHILDREN IN NORTH AMERICA ALREADY FACE OBESITY PROBLEMS.

THE BURNSIDE/GORGE COMMUNITY HAS BEEN VERY INUNDATED WITH CITY PROJECTS OF LATE, PLEASE FIND SOMEWHERE ELSE FOR A PROJECT LIKE THIS. OUR BUILDING, IN WHICH I HAVE BEEN A RESIDENT SINCE 1988, HAS HAD AN INCREASE IN CAR THEFT, VANDALISM, CONSTANT DRUG USE BY NON-RESIDENTS AND THREATS TO RESIDENTS WHILE WE ARE ON OUR OWN PROPERTY.

JOHN ENSOR  
FEB 22, 2022



496 / 498 Cecelia Rd. & 3130 Jutland Rd.  
 Rezoning No.00655



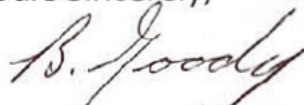
February, 23rd/2022

Dear Leanne Taylor,

I am writing you this letter as I understand there is going to be a public hearing regarding the proposed changes to 496 and 498 Cecelia Road scheduled for February, 24<sup>th</sup>/2022. I will not be attending this public hearing, as you already have a letter from me dated March, 21<sup>st</sup>/2021 which addressed my concerns with the new proposed project. My personal concerns outlined in that letter have not changed, however, I have had a few very good conversations, with the Development Manager, Matthew Vos, both in person and over the phone in recent months. Matthew took the time to listen to my concerns, and provided me with what I believe were open and honest answers to many of the concerns which were noted in my original letter to you. After speaking with Matthew Vos in length, I am hopeful, and believe that every effort will be, or is going to be made to minimize the impact that the building of this project will have on my business and my employee's here at Prancing Horse Auto Body. The paint booth exhaust system which is located on the roof at the back of our building was certainly a safety concern of mine for the tenants that will be residing in the building that is being erected directly alongside our premises. Again, after discussing this with Matthew, and looking at the location of our exhaust system, and Matthew explaining the the height and distance of this system from the back of the new proposed residence, we feel comfortable that this system should not pose any safety concerns for the new residents. I am still concerned about the drop off, and pick up, of the children that will be attending the proposed daycare center. It is my understanding that parents will be parking on Cecelia Rd. in a designated drop off and pick up zone which is going to be located directly in front of the completed project. The section of Cecelia Rd. in front of the new project will accommodate 3 vehicles at best, which means that parents will be looking for parking up and down Cecelia Rd. to drop off or pick up their children. Cecelia Rd is very busy, and located in an industrial area, with many traffic movements, especially in the morning and mid-afternoon, which for me, raises concerns for the safety of the children attending the daycare. Having a designated drive in area

within the complex for parents to drop off and pick up their children would be much better from a safety point of view. As mentioned in my original letter to you, I am not opposed to community growth and development by any means, but it is important to me, my employee's, and all the businesses and employee's on Cecelia Rd. that this proposed project also has the best interests of the existing businesses and their employee's at the forefront, both during construction and after its completion.

Yours Sincerely,



Bernard Gooding

Bernard Gooding  
Owner/General Manager

Prancing Horse Auto Body

492 Cecelia Road

Office: [REDACTED]

Cell: [REDACTED]

[REDACTED]

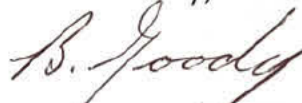
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Bernard Gooding

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Owner/General Manager

Planting Horse Auto Body  
492 Cecelia Road

[Redacted]  
[Redacted]  
[Redacted]