

Alysha Saville

From: Sue Gould [REDACTED]
Sent: October 28, 2021 11:32 AM
To: Alysha Saville
Subject: Zoning amendment bylaw No. 1460 CD-1

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Date: October 28, 2021,

To: Golden Town Council

I am writing with regards to zoning amendment bylaw 1460. As my property is kitty corner to the NW corner of the CD-01 area, I am concerned about some of the proposed amendments put forth to encourage commercial development in the area. I am in favour of a low density, quiet and private neighbourhood.

After a conversation with Colin MacPhee at the Town office, I understand that the current Subdivision and Development Regulations do not provide any guidance regarding maximum building height, building setbacks or landscaping among other regulations. However after reading the proposal, I believe the amendments allow for too high density building to occur right next to low density residential. There is also very little detail that describes how landscaping and building schemes will look, how waste management will occur (we already have a large problem with garbage in the area) and what kind of commercial enterprise will be allowed (ie bars, loud night life etc.)

It was suggested that the new proposed bylaw would have similarities to the development of the OSO project downtown. I am not in favour of that kind of development in the neighbourhood. Even a 4 story building is too high. Lot line setbacks are too short. Floor area ratios and max lot coverage are also too large.

Finally I am concerned that commercial development will increase traffic, draw attention to the neighbourhood off of the Trans Canada and increase potential crime in the area. While I am in favour of amending the bylaw in some fashion, this does not appear to fit the bill.

Sue Gould

B Mus, ACMG, CAA
[REDACTED]