

Mayor, Council, City Staff, and others,

I'm sure that I am one of many writing your office as a result of the Rosemary Heights Development Proposal application (File #7916-0708-00). Thanks for taking the time to hear some of our collective neighborhood concerns on an individual level. I must admit, although I pay attention to politics at all levels, I have never come across an issue like this that has pushed me to writing any elected politician like this plan has.

Needless to say, as a resident of the immediate area, both my wife and I are strongly opposed to the project as it is currently designed. I can only imagine that some of the issues from objectors are repetitive, many of which I will echo. However, there are a few issues on top of these that I believe need attention from the city as they consider this proposal that I'll note below:

1) Increasing the number of homes in that area will have devastating effects on the ecosystem of the Nicomekl River. Many of the trees in the area act to ensure erosion and significant flooding do not take place. By removing the majority of them in the area, we will have increased flooding and issues of erosion. I know that Lowland Flood Strategic Plan set in 1997 is crucial to ensure that flooding does not occur. By drastically changing the makeup of the Retreat Centre, this could increase the potential of flooding in the area.

2) The Neighbourhood Community Plan was put in place to ensure a "neighborhood feel" and this will not continue if major townhouse & condominium complexes are built in the area (see my comments under #5)

3) Increase in traffic - specifically through the neighborhood at 37A Ave/154th Street and whatever other thoroughfares the developer is proposing to open. Specifically if Porte has been told an entrance/exit directly onto 152nd Street is too dangerous, all traffic will have to funnel through the neighbourhood.

4) Schools - I recognize that these are two separate jurisdictions (province - municipality), but until the two can work together, the status quo has proven to be insufficient in rectifying the overcrowding issue. I anticipate seeing this first hand with my oldest son starting kindergarten next fall.

5) Finally, and at the risk of having a "NIMBY" attitude to this project, I must admit I recognize the housing challenges that are present in the lower mainland today. We find ourselves extremely lucky to have the home in the neighborhood that we do. However, this project as proposed does not strike a balance between maintaining the feel of the current neighborhood residents in conjunction with addressing the ever important housing challenges.

In short, there is nothing in this project for those who live in the neighborhood, like parks or community amenities of any kind (how many francophone families live in the neighbourhood whom can attend a suggested francophone school? - very few, if any). Further, it is a **marked departure** from what many of us anticipated occupying the land if its ownership changed hands. I took to studying where the neighbourhood was at the time I bought my home (6 years ago) and where the neighbourhood was moving into the future. The lands institutional zoning was seen as a positive sign for the land and the neighbourhood. However, the proposal heading

your way soon will take any constructive use for the space and giving nothing back to those in the area in return. The suggestion that the greenbelt on the north side of the lot is insufficient as it is unusable and slopes dangerously towards the Nicolmekl River.

Perhaps I ought to ask, has any consideration been given to subdividing this property further and permitting a smaller much paired down housing plan? I'm not opposed to some high-density housing on part of this site, but I am strongly opposed to filling this site with the proposed 270 units. We already have an abundance of high-density housing in the neighborhood to ensure a wide variety of people can live here and support a strong neighborhood that Rosemary Heights has turned into.

I appreciate your ear to these concerns and I trust you understand this is a major issue in the neighborhood.