

Magnifico, Rose

Subject:

FW: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22

From: Lawrence Yuter <lyuter@gmail.com>

Sent: Tuesday, March 22, 2016 7:59 AM

To: Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan

Subject: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22

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Communication
COUNCIL: Mar 22/16
SPW Rpt. No. 13 Item 1

I am sending this email in regard to the proposed plan for FCF Old Market Lane File# OP.14.006, Z.14.026 and DA.15.056. As a resident of the local community I would like your support in voting NO to the proposed application.

There were a myriad of reasons presented at the meeting of March 1 detailing many issues with the proposal. There are of course quite a number more that were not discussed because when a plan has so many issues it is hard to discuss them all (I am talking about issues like the setback from the street being reduced by 3+ meters in comparison to every other building on that side of Wallace Street, doubling the street traffic on an abnormally narrow Wallace Street, etc.).

Every aspect of this building is to put as many units as possible into the space available (by going to the edges of the property line for the building, reducing clearances, loading widths and parking for the unit to absurd levels (40% reduction in parking compared to standard zoning requirements for a building of that size!)), instead of designing a building that will be livable by those in it and the community where it is located. With the additional bonus that although the building is being said to be a 7 story building, through the marvels of Architectural Arithmetic it is in reality 9 stories in height.

It is so sad that so many opportunities have been missed in regard to this proposed development, and what type of building(s) could have been proposed. With so many incredibly well designed developments that have gone up recently (along Kipling Ave just north of Woodbridge Ave) that also integrate historic houses into new developments, I know it is possible to be done.

Unfortunately this plan is not one of them.

I hope you support the local community and vote NO to this proposal.

Lawrence Yuter.