

**Letter from St. Margaret's Bay resident and former member of bylaw Review committee while the local municipal planning strategy and bylaws were being written.....**

I am personally very much in favor of multi-unit residential development in this location. Our community is in need of more diversified housing options and seniors housing and currently does not provide for this type of smaller/connected housing. I am also very much in favor of this location for multi-unit residential development due to its proximity to the center of the St Margaret's Bay "village"- being walkable and providing that link between the commercial center and the waterfront which is something that was discussed and favored at many of the public meetings held during the bylaw review phase.

Having said all of that- it is the scale and density of the proposal which is of major concern.

The ZONING of this lot is "Village Centre" as per the Land Use Bylaw Schedule A.

The restrictions of this bylaw as they pertain to this lot (Values in red have been exceeded):

- Min side setback= 15'
- Maximum residential units= 12
- Maximum building footprint= 6000sf
- Maximum height= 35ft OR 49 ft for pitched roof of slope at least 8:12 for a 2.5 story building.

It is understood that an allowance is given in the Bylaws for a development agreement to exceed these requirements...

**As noted, the proposal calls for:**

- 18 "bungalow townhomes" each illustrated at approximately 1000sf= 18,000sf
- 94 apartment units illustrated in two buildings at approx. 23,000sf and 26,000sf footprint over 4 levels. (illustrated as 3.5 levels due to sloped rooflines)
- 1 two level commercial building with footprint at approx. 6800sf

**Proposed Development:**

- Total residential units= 112 (*exceeds bylaw by 100 units or 933%/ 9 times current zoning*)
- Total proposed footprint= 73,800sf (*exceeds by 67,800sf or 1130%/ 11.3 times current zoning*)
- Height= 3.5 stories (*exceeds bylaw by one full story over 49,000sf*)

It is important to put the size of the proposed buildings into perspective. As has been pointed out, the existing Superstore *footprint* is approx. 63,000sf so the proposed *footprint* illustrated for the total buildings in this proposal exceeds the footprint of the Superstore by 10,000sf. This is then compounded by the fact that the scale/area is multiplied by 4 for the apartment building (for a total of 196,000sf over 4 floors). The resulting scale is *huge* in comparison to the existing surrounding buildings.

In relation to the desired character and scale for the community that was discussed at length over a 5 year period during the visioning process (resulting in the current bylaws), this proposed scale of development, will definitely impact the feel and village-type atmosphere envisioned by the collective population of the community for the St Margaret's 'Village Centre'. Multi-Unit Residential is definitely desired and encouraged- but at a scale that is respectful to the context and that will enhance the community flavor. Ignoring the intent of the bylaws which involved hundreds or hours of input by hundreds of St Margaret's Bay residents will set the wrong precedent. It is therefore recommended that the number of units and the area/scale of the proposal be *significantly* reduced.

A few other items to note:

1. Section 4.19 of the bylaws includes a Watercourse Setback/buffer zone of min 20m (65'). This 20m increases with the slope of the land. No alteration, including excavation, tree removal (other than dead trees), vegetation removal etc. of any kind is permitted within this setback. The current wastewater treatment plant illustrated appears to fall within this setback.
2. The side setback requirement is 15'. This is exceeded in one location at a townhouses where noted as 11'-9" .
3. Residential parking, other than guest parking, is not noted on the detail site plan. We therefore assume that underground parking is being provided in accordance with the bylaws.
4. For commercial parking, landscaping/vegetation is required for any parking areas exceeding 10 spaces in accordance with the bylaws. This is not illustrated on the detail site plan.

These comments are with respect to building bylaws only and do not reflect other concerns regarding sewer and water that I am sure others will address. Ultimately, it would be good to be able to have a photo of a 4 story 300 foot long building next to a photo of an adjacent single family home to make the point clear to those in attendance (especially those that may be encouraged by the multi-unit/seniors housing aspect, but may not be able to comprehend the scale from a two dimensional drawing... )

Best,

- Member, Former Tantallon Bylaw Review Committee