

**Sent:** May 14, 2019 7:43 PM

**Subject:** Fwd: Re: Fw: Feedback--Open House - Del Duca Property - Post OMB Decision

Good morning all:

My name is Mara Conrad and together with my husband John are proud residents of Oldcastle. We constructed a new home and have lived on Piccadilly Avenue over five years in a very appealing and esthetically pleasing residential neighborhood.

While we appreciate that the planning is still in the discussion and early development phase, since public input was being sought, we sincerely hope that the appropriate weight and value is placed on it, that it will form a serious part of your discussions and result in changes to the preliminary plan.

In starting, I do want to reiterate like the FOOD group that we are very much in support of a residential development on the Del Duca property, and generally were very pleased to see this element incorporated into the plan that was on display at the open house recently.

As this is our community, we all have a vested interest in the future of how this sub division will look and make Oldcastle a vibrant and thriving place to live. Our only objection at this time is the 50 foot front size of the lots for the proposed residential area.

While we understand the reasons for smaller size lots and the whole concept behind integration, the community should plan for, provide and seek out the development of larger size lots. Larger size lots accommodate upscale housing such as we see being built in neighboring communities such as LaSalle and Lakeshore.

50 foot size lots would provide for more accessible and affordable housing, however experience tells us from existing neighborhoods of this scale in and around Essex County, that they ultimately result in a lower standard of housing which we believe would have a negative impact on Oldcastle.

Let's build upper class residential neighborhoods and executive type of housing in Oldcastle. These draw people into living in a community that is exclusive, look at Point West in Amherstburg, it is an attractive neighborhood. We have the potential with the residential lands to have the same type and quality of housing here, we have waited this long, why settle for something less?

At a minimum there should be 60 to 75 foot lots available, and some 80 to 100 foot ones which would be large enough to build a ranch on.

We don't want to see matchbox housing developments in our hamlet. The residential development should compliment and be balanced with the residential neighborhoods that already exist on Castlefield, Piccadilly and Trafalgar. I am confident in saying that we want the residential development to be designed such that it will be successful in attracting the right

market of future families that would thrive and bring money into it the community to properly sustain it.

Thank you for the opportunity to give you some feedback. We hope you will take it into serious consideration and take it forward.

Mara and John Conrad