

**Subject: Concerns Regarding Proposed Townhouse Development Near Luton Road**

Dear City Planning Department,

As residents of 8071, 8111, 8131, 8151, 8171, 8191, 8211, 8251 Luton Road, we are writing to express concerns shared by ourselves and other neighbors regarding the planned townhouse development adjacent to our properties. While we understand the need for housing and development, this large-scale project raises several issues that we feel could significantly impact our neighborhood's quality of life and community character. We respectfully request that these concerns be considered as part of the development review process.

1. **Increased Traffic and Noise:** The addition of numerous housing units will inevitably bring more vehicles and noise, which could disrupt the peace and safety of our residential area.
2. **Loss of Privacy:** The new townhouses will overlook our homes, leading to a decrease in privacy for many residents. The proximity and height of these structures could create a significant invasion of our personal space.
3. **Possible Decrease in Property Values:** Developments of this scale can influence property values, potentially affecting our investments. This is a matter of concern for many of us who have worked hard to make a home here.
4. **Construction Disturbances:** Construction will bring noise, dust, and heavy machinery, potentially impacting air quality and making daily activities challenging for residents, especially those with young children, elderly members, or health concerns.
5. **Parking Shortages:** Increased population density will likely result in parking shortages, which would affect not only new residents but also those of us already living here.
6. **Obstructed Views and Environmental Impact:** This development may block natural views and reduce greenery, diminishing the natural beauty and tranquility of our surroundings.
7. **Risk of Rodent Infestations:** Large construction projects often disrupt local habitats, which may lead to rodent issues. This is a serious concern as it poses health and sanitation risks for nearby homes.
8. **Strain on Infrastructure and Community Resources:** The local infrastructure, including water, sewage, and electricity, will face additional demands, and public services such as schools and parks may become more crowded.
9. **Safety Concerns and Changes to Community Culture:** Higher population density can increase the likelihood of crime, and the overall culture of our community may change with the increased volume of residents.

While we recognize the potential benefits of development, we urge the city to consider mitigating these impacts through thoughtful planning, transparent communication, and measures that protect the well-being of current residents. Thank you for taking our concerns into account.

Sincerely,

[Your Name]

Resident of Luton Road

Schedule 1 to the Minutes of  
the Regular meeting of  
Richmond City Council held on  
Tuesday, November 12, 2024