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Subject: Gray Street Development
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Good evening,

On April 2nd, I attended a municipal meeting to express my concerns about a proposed 5-story apartment building on Gray Street in Windsor. I have several follow-up questions, including:

- Is the developer, who was disappointingly absent, aware of the fact that the area has been designated a flood zone (I am still waiting to see an updated flood zone map for Windsor, due April 1st...is that available now)? Underground parking would be extremely unadvisable.
- And 58 parking spots for 50 units? Very short-sighted. Case-in-point: the day care on Victoria Street, which must have been council-approved, was built without consideration for adequate parking. Even with its purchase of the empty lot across the street (empty because I fought for over 2 years to have the derelict 4-plex on that site demolished), the overflow employees' vehicles continue to use up available spots along the street. Where will the extra vehicles from 50 units on Gray Street park, because I'm guessing there would be quite a few more than 8?
- During the July 22nd 2023 flood, the existing water system failed the area's residents. Have there been sufficient infrastructure upgrades to allow for proper drainage (I hope that a water displacement study has been conducted), or for that matter, any water, power or other improvements required to support a project of that magnitude?
- Have you thought about the serious impact that heavy construction would have in close proximity to heritage homes, whose foundations are probably composed of stone, brick, or a combination thereof? I would predict that the municipality will be dealing with issues of structural damage to those residences.

Finally, I have reviewed enough bylaws- put in place to protect the integrity of West Hants and its citizens, and which we all must abide by and respect- to realize that some would have to be ignored to allow this development to go ahead in our neighborhood. I am not against progress. What I will argue for is maintaining the heritage and quality of life in this area. There are several other places which I feel would be much more suited to this type of proposed project, including Falmouth and Garlands Crossing.

Thank you for your time, and I eagerly await an update.

Anne-Marie Tetrault

