



February 11, 2013

To: Mr. Rakan Abushaar
Director, Black Iris Developments

Mr. Abushaar:

Thank you for consulting Action Sandy Hill on the plans you have prepared as part of the feasibility study for the 87 Mann Avenue property. We appreciated having the occasion of meeting face to face with you, Mr. Martin of Robertson Martin Architects and Ms. Grechuta of FoTenn Planning & Urban Design at our January 28th Board meeting.

We are pleased that you are planning keep the church on the property and repurposing it as a residential establishment. We are also pleased to see that the new building you are considering for the location of the current manse reflects the architecture of the church and mirrors its characteristics. We support the “repurposing” approach as other such projects have demonstrated that repurposing succeeds in keeping existing buildings updated and useful while maintaining an architectural diversity in a neighbourhood.

We appreciate that you have included five units with two bedrooms. However, we remain concerned that the small size of the bachelor units will not afford a comfortable living space for the professional people and seniors that you seek to attract and that it will become a *de facto* student residence. We request that you consider an interior configuration with larger single- and double-occupant units. We recognize that this will impact on the overall number of units but we feel that it is essential to the overall well-being of the neighbourhood that rental properties offer comfortable living space and attract a diversity of clientele. We are also concerned about adding massing to the eastern side of Russell Avenue. In addition, we have concerns about any development that puts even more pressure on our neighbourhood for street parking.

Should your project proceed, we also strongly encourage you to be creative in your landscaping around the property and to plan for a discrete (yet accessible) area where garbage and recycling would be stored and picked up, as well as for well-lit paths and bicycle storage areas.

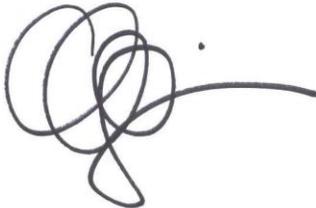
At this time and in light of the above concerns, ASH provides qualified support for an application for the necessary zoning changes in order to realize the project. The qualification resides in two areas:

1. ASH reserves the discretion to retract its support should the plans change in any significant fashion – i.e. should the project be increased in size/density or the new proposed building increased in bulk, should the repurposing objective be dropped or should there be a marked departure from the architectural style proposed for the new building portion; and
2. We have not had the benefit of broader consultation with members of the community, due to the confidential nature of your initiative to purchase the property, and these members may bring to light issues that are important to consider.

We strongly encourage you to communicate with neighbouring residents, businesses and schools to discuss your plans and actively solicit their feedback as soon as possible.

We look forward to an ongoing dialogue with you with regards to this property. We firmly believe that a collaborative approach and relationship between developers and the community is to the benefit of all parties.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Christopher Collmorgen
President, Action Sandy Hill

cc. Mathieu Fleury
Katherine Grechuta
Robert Martin