

**From:** [Valleyanna Residents](#)  
**To:** [Planning and Housing](#)  
**Subject:** [External Sender] Re: Sixplexes & fiveplexes  
**Date:** May 20, 2025 9:24:47 AM  
**Attachments:** [image001.png](#)

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Thank you-

The email is from the VRA organization, with its signatories:

S Cooper

M Rheaume

C Cardarelli

We appreciate you reading and considering our correspondence below.

Thank you!

**From:** [Valleyanna Residents](#)  
**To:** [Planning and Housing](#)  
**Subject:** [External Sender] Sixplexes & fiveplexes  
**Date:** May 16, 2025 9:45:49 AM

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Good morning-

We are an incorporated body representing the homeowners in our area.

We do not believe a City wide change should be allowed.

Where mixed zoning is permitted, then this change could be permitted.

Where single family homes is the applicable zoning, the existing height and density rules should be maintained.

The proposal would allow new builds to dwarf existing homes and increased density would affect parking, traffic, and noise in these neighbourhoods.

If plexes are permitted, their maximum height in single family home neighbourhoods should be the existing maximum build height already permitted.

Thank you -

The Valleyanna Residents' Association