

From: Shannon Nelson [<mailto:shannon.nelson@sa-trial.com>]
Sent: Wednesday, November 07, 2018 10:59 AM
To: Johnson, Tony (CI-StPaul)
Subject: File # 18-072-460 RM2 Residential Partials at St. Paul College
Importance: High

Hello,

As a resident in the neighborhood, I **strongly** oppose the creation of 2 RM2 residential parcels for St. Paul College. College dorms would be bad for the neighborhood and decrease property value.

I've lived across the street from St. Paul College for approximately seven years at 244 Marshall. I am the vice-president of a condominium association, Cathedral Terrace. These are just *some* of the problems I've experienced as a result of St. Paul College students:

- Students routinely litter around the neighborhood. On a *weekly* basis, we have to pick up garbage on our lot, including the boulevard, left by students.
- I recognize that living across the street from a college means increased traffic and people parking on the street. But there is continuous noise from the students vehicles primarily in the form loud bass from their stereos. I live on the third floor, and I frequently hear the "boom boom boom" from their stereo speakers.
- It is not uncommon for students to drive the wrong way on Marshall towards John Ireland Boulevard. Marshall Avenue runs in front of the college, and is a one way street. Students will pull into the round-about in the front of the school, and turn the wrong way onto Marshall. Students have done this as I was driving the correct way up Marshall. It is clear to me that they realize that they are driving the wrong way, but *do not care*. I've had students visibly get angry when I don't move out of their way as I am driving the correct direction on Marshall, and they are forced to turn around.
- Several times people from our association have caught students smoking marijuana in our parking lot.

Building resident dorms adjacent to the college would only compound these issues making them worse.

In addition, I went to college, and know what student housing does to otherwise good neighborhoods. People are not going to want to purchase residential properties knowing they are adjacent to college housing.

Please let me know what I need to do to ensure that this does St. Paul College is not allowed to build student housing.

Thank you for your consideration.

Shannon Nelson

Shannon A. Nelson

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