

July 20, 2017

Attention: Ms Rosalind Workman

Re: Proposed development on Simcoe Street

Dear Ms Workman,

We were very disturbed upon receiving our letter from the Planning department, regarding this application for developing this 2.8 acre parcel with 31 homes.

I understand we are just in the preliminary stages of deciding whether this project goes through and that a Public meeting has not been scheduled yet, but I felt compelled to share our fears, should this project be approved, and look forward to voicing our opinion at the first public meeting, once announced.

It is our understanding from the letter sent out to those affected, that in order for the developer to pursue the development proposed, he would need a zoning change from RS3H to RS4XX. Based on our ensuing fears of what this would result in, we are pleading with you to not let this be approved.

From my knowledge and experience with other developments consisting of Townhouses, I was just wondering if any serious consideration has been given to how all of the “additional” traffic will affect the existing community. Based on the drawing enclosed, there appears to be only one way in and out of the development, which would all feed onto Simcoe Street, exiting on Louisa.

The other startling concern we have is, where on earth are all the vehicles that go with a development of this magnitude, going to park???

My biggest nightmare is cars ending up lining our streets, such as you would encounter in the bigger Towns!!! As it stands now, we cannot park vehicles on Simcoe Street, during the winter, because the snow plows have to do their work. So, come winter, where are these vehicles going to park???

Snow disposal is a huge concern as well. Currently, our streets are a mess in the winter time, because the plows dump the snow in our respective driveways and lawns and private owners have the headache of deciding what to do with it. What is going to be the case in a complex with 31 homes? Yes, I know this will be handled by private management, but I also know how that works in a current Town house development in Stayner, where residents are constantly complaining about the mountain of snow that the snow removal company dumps on their property and forget about. Who is “policing” that???

The next concern is the intended use for these “Town homes”. Based on the “density” that has been proposed, I am assuming that these “Town Homes” and 2 “semi-detached” dwellings will be multi-level. From my professional experience, no seniors want that many steps, so I am assuming, this will be targeting entry level buyers. We all know how this scenario plays out, Investors will buy them up and rent them out, granted we need rental accommodation desperately in this area, but with this density and the lack of “pride of ownership” that goes along with “tenants”, I fear we will lose our “desirable” neighbourhood status!

While I understand and appreciate that this may come across as mere speculation at this point and time, it is also mere speculation to assume it will not happen! I do believe as planners, your mandate is aimed at building resilient, cohesive communities, while supporting the rights of landowners to mutual enjoyment of their properties.

This proposed development does not conform to existing residential homes in this established and desirable neighbourhood, and certainly will not support or reflect the right of landowners to mutual enjoyment of their properties.

This is indeed supported by the existing zoning of this 2.8 acre parcel, namely, RS3H. The purchaser was well aware of the zoning when he purchased.

This means the residential values of the surrounding homes could be impacted considerably. I have no crystal ball to say by how much, but I can guarantee you, they will be affected negatively, and that is no speculation!

Whilst, I understand that land use planning is governed by principles of good

planning and by Provincial, upper tier and local policy, I sincerely hope that “good planning” supersedes what Provincial and County policy is dictating, namely, high density, as a means of curbing “Urban Sprawl”.

It is our hope at this time, that the planning department realizes the serious impact this proposed project will have on the residents of Simcoe Street, Louisa Street, Kathleen Crescent and McRae Drive and maintain the current zoning RS3H, on the property and send the developer back to the “drawing board”!

Thank you for your time,

Sincerely,

Claire and Kevin Weston (227 Simcoe Street) Tel. No. 705-428-3736