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Clearview Township Mayor, Deputy-Mayor and Councillors

October 2/17

Greetings All,

CLEARVIEW TOWNSHIP
PLANNING & DEVELOPMENT DEPT.

The Township Planning Department is currently working on a request for a zoning change that would allow a significant change to the neighbourhood in which my wife and I live. We do not believe that the proposed change is in the best interest of the existing community and outline below, some of our key issues.

Simcoe Condominium Project

Draft Plan of Subdivision & Zoning By-Law Application

Project 2017-029

Concession 2 PT Lot 25 and RP 51R40729 Part 2 (Corner of Simcoe Street and Louisa Street)

(Roll No: 432902000110000)

The Proponent, Mamta Developments INC., is applying to change the zoning on this 2.8-acre property from Residential Low Density, to Residential Medium Density to permit the development of this property for 27 townhouses and 4 semi-detached houses. The property in question is surrounded by mature detached homes.

Parking:

There are 10 visitor parking spaces planned for the development, and this meets the MINIMUM required in the Official Plan. However, one family gathering or party could easily overwhelm this provision and overflow visitors would end up parking on Simcoe Street and Louisa Street as there will be no on-street parking in the subdivision.

Louisa Street is too narrow to permit on street parking and would very likely result in cars parking on the lawns of Louisa Street residents.

Simcoe Street is wide enough for on street parking, but the Louisa/Simcoe intersection is a pinch point where streets of different widths meet. Adding parked cars close to that intersection would increase the chance of a collision and would be a safety issue for pedestrians and children on bicycles.

Traffic:

We conservatively estimate that the development will add between 250 and 300 vehicle trips at the Simcoe/Louisa intersection daily.

That will fundamentally change the sense of peace and quiet the residents adjacent to this development have come to expect and will directly impact residents of Louisa, Simcoe, and Scott Streets as well as Dominion and McCrea Drives.

With the addition of new traffic signals at HWY 26 and County Road 7 (Townline), traffic patterns have changed significantly for cars trying to access HWY 26. Long lines of traffic heading west combined with lines of traffic heading east from the lights at Perry Street, make it difficult to turn east or west onto HWY 26.

Adding a substantial additional traffic load at the Dominion Drive and Louisa Street corners will only exacerbate the problem and could be a safety issue if drivers are impatient.

A review of the Official Plan reveals the following:

Clearview Township Official Plan

4.6.2.1 DEVELOPMENT PRINCIPLES (Page 75)

1. Future residential development shall be of a character in keeping with the small- town atmosphere and, where deemed relevant, historical character of the host urban community. While the select location of higher density, multiple-residential uses is to be encouraged as a means of ensuring a varied and affordable housing supply, it is the broad intent of this Official Plan to maintain each community's historical/rural character by, as much as possible, ensuring proposed development is compatible with the existing urban form, including the predominance of single detached dwellings.

Section 4.6.2.3 Policies #2 (Page 78)

Medium Density Residential

- The scale and design of a medium density residential development, in respect to such matters as building height, setbacks, landscaping and vehicular circulation, should maintain consistency, and be compatible with the surrounding residential area.

It is the intent of this Plan that medium density residential development generally be encouraged to locate in newly developing areas rather than in the midst of established low-density neighbourhoods. This, however, does not preclude the location of multiple-residential uses in established residential areas with appropriate justification.

We do not believe that the proponent has provided appropriate justification to override the intent of the Official Plan by proposing to put a Medium Density Residential development in an established Low-Density predominantly single detached dwellings neighbourhood. The development would be bounded by well established single detached residences and is not compatible with the surrounding residential area.

Summary:

- Significant increase in traffic flow in the neighbourhood, generated at an intersection that already has issues.
- Insufficient parking on site will result in visitor or resident parking on Simcoe Street and Louisa Street causing safety issues and problems for existing property owners.
- Increased difficulty accessing HWY 26 from Louisa Street and Dominion Drive.
- The intent of the Official Plan is to discourage Medium Density development from locating in the midst of an established Low Density neighbourhood without appropriate justification.
- The proponent has provided no such justification.

Agnes and I are strongly opposed to the proposed rezoning and the request for subdivision approval that accompanies it. We understand the need for intensification and affordable housing and would encourage proposals that meet the intent of the Official Plan, but this is the right proposal in the wrong place, and we request your support in rejecting the application.

Sincerely,



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cc: Rossalyn Workman
Mara Burton