

Rossalyn Workman

From: Pam Jeffrey <pam.jeffrey11@gmail.com>
Sent: October-04-17 8:54 PM
To: Rossalyn Workman
Cc: Mara Burton; Mayor Christopher Vanderkruys; Deputy Mayor Barry Burton; Councillor Robert Walker; Councillor Shawn Davidson; Councillor Doug Measures; Councillor Thom Paterson; Councillor Connie Leishman; Councillor Deborah Bronee; Councillor Kevin Elwood
Subject: Proposed Development

Follow Up Flag: Flag for follow up
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Dear Ms. Workman,

I am a Stayner resident who lives adjacent to the proposed Simcoe Street development. I am opposed to the rezoning of the land located at 25 Simcoe Street and legally described as Part Lot 25 Concession 2, formerly Nottawasaga Township, now in the Township of Clearview from Residential Multiple Low Density Second Holding Zone (RS3-H2) to Residential Medium Density Fifth Exception Second Holding Zone (RS4-XXH2).

We are not opposed to residential density that matches the density of the existing neighborhood. This level of density could be accommodated and the existing infrastructure would be adequate. However, there are no sidewalks in this neighborhood and the proposed development is slated for a corner where there are already safety issues with sightlines for drivers. 27 townhouses and 4 semi-detached homes on this lot would cause traffic nightmares and dangerous conditions for pedestrians. We are concerned about children walking to school and the potential for collisions and people being struck by vehicles. Winter is especially treacherous due to the snowbanks and lack of sidewalks.

There are only 8 regular and 2 accessible visitor parking spots allotted for this subdivision. This is not enough for the 31 units. Visitors will park on the surrounding roads and this will force pedestrians around vehicles and into the road since there are no sidewalks. The view for drivers entering and exiting the subdivision will be further obstructed by the parked cars near that corner.

We are opposed to the height of the proposed buildings. The developer is requesting an exemption in order to build above the 30 foot limit. This would not be in keeping with the character of the existing neighbourhood where many of the adjacent homes are single level bungalows. Many of these houses would be just 10 feet away from the side of a building that would tower over their homes.

We will be attending the public information meeting on October 16th to voice our objections to this proposed development. We hope that our township representatives will be looking out for the interests of Stayner residents and will seriously consider the points presented by our neighbours. People are genuinely concerned about the negative ramifications a high density development would have in this neighbourhood.

Sincerely,

Pam Jeffrey
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