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**brian**

**From:** "brian" <bribar.wilson@sympatico.ca>  
**Date:** Friday, September 29, 2017 2:25 PM  
**To:** "MAYOR" <cvanderkruys@clearview.ca>  
**Subject:** SIMCOE STREET REZONING

Mr Mayor.....In an earlier exchange of emails ,you indicated your interest in hearing my concerns regarding this proposed Rezoning on Simcoe street. I thought appropriate to outline for you , my main concerns which stand out at this time on limited review of the issue.

(1).....DENSITY.....This rezoning proposal places way too many units on a very small area. It is not appropriate development in a single home low density area. I believe ,like myself, most residents moved to this area because it was single family ,low density . This development is Big City Fill-in type development and may be appropriate in that type of metropolitan location but is NOT appropriate for urban/rural locations like Stayner. (2).....TRAFFIC..... The proposed development of 31 units on this site will without doubt create substantial additional vehicle traffic to the adjacent streets in the area . Most homes today have an average of two vehicles,. This has the potential to add 62 additional vehicles , moving in and out of the site location ,flowing through the surrounding streets. Assuming a minimum of 1 trip out and back in per day per vehicle represents a minimum potential of 124 additional vehicle trips per day on area streets This assumption is a minimum and most likely would exceed that given the limited transportation options available . Just think all this traffic on roads with no sidewalks . (3).....SAFETY..... The additional traffic will present a real safety issue for area residents . Specifically for children who travel these roads to and from the area Schools . This major increase in traffic will in fact impact on all residents living in the area through increased air and noise pollution as well as safety for those walking on the street The major safety concern has to be for the children living in this area.....As i stated ,these are the main issues which stand out ,without in-depth study/research of this rezoning proposal. I am sure there are others ..... In closing , i want you and council to know , i am not anti development . I believe development and growth ensure the future of the community. But , i also believe in sound planning and development . That means the RIGHT type of development ,in the RIGHT location ,for the RIGHT reasons . Development to maximize land usage for greater profit are Not the type of development for this location . This is an area of low density residential homes, i urge you and council to keep it that way . I am not aware if you and council ever visit the site of these proposed rezoning applications and If not , i urge you all to do so . Stand at the site and visualize the proposed development as residents visualize it, through there concerns. Sincerely Brian  
 Wilson .....244 Kathleen Crescent