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Subject: Opposition of pLan amendment and zoning by-law amendment for school property located on Dillon Drive between St Pierre and Lacassef

This is our official letter opposing Briday's development proposal and the plan amendment and/or zoning by-law amendment on the subject property

The following are my concerns, questions and rationale for our opposition:

In total, the plan stated that 63 housing units would be erected on this small parcel of property, a proposal that will seriously and negatively impact our present and future lifestyle. A proposal which, if implemented has the potential to thoroughly disrupt and alter the character of the surrounding neighbourhoods, as well as the quality of life of those of who have lived in these neighbourhoods for many years. Redevelopment of the site makes sense, but density and building heights appear incompatible with surrounding properties. This development does not fit with comparable residential built homes in this area nor with the residential intensity that is compatible with low density uses.....this plan seems to place high density housing right in the centre of a long established single family area. The majority of the zoning in the area is R1, and the amendment is proposing an R3, which negatively impacts the landscape of our neighbourhood in many ways; monetarily, privacy, emotionally, density, traffic, green space, etc.

Tecumseh is already currently providing condo and townhouse developments in other areas. Are the two three storey stacked townhouse dwellings totalling 40 units going to lead to an over-supply of that type of housing with the pending condo developments on the north side Tecumseh Rd near Southfield and the 'Ryegate' condos on the South side of Tecumseh Rd and the condo planned for Old Tecumseh at Brighton/Pike Creek??

Furthermore, 32.8 foot rear yard seems low for, a relatively high density development---only approx 8 ft more than the requirement for single family dwelling. This particular area does not seem well suited as the entire area is surrounded by single family dwellings.

Why would the town consider creating new zoning for an already established neighbourhood? What does the Town of Tecumseh encourage in regard to density for the area? Are there any guidelines? Do the proposed changes fall in line with the Town's Provincial Policy Statement?

Will there be appropriate level of services, ie flooding, traffic, lighting, etc, to avoid wreaking havoc for surrounding residents? Many area homes experienced flooding in the past and with the already overburdened system, will this development further impact the flooding possibilities?

Since the purchase of our home, which abuts the subject property, we have enjoyed the privacy and privilege of no rear neighbours. With the current proposal, the value of our home and it's resale ability has been assaulted. Two and three storey units behind our property is an intrusion to our property and privacy, which also limits prospective buyers for the same reason. We were in serious negotiations with our children to buy our home, but they have since opted out pending the outcome of the approved proposal. As a homeowner, I am fighting to save the value of our home and our nest egg! Two and three storey townhomes behind my home drastically devalues my property!

As seniors, we plan to eventually downsize to a one level home and remain in the area. This development offers us, nor other seniors, any possibility of relocating to any of these proposed units with only erecting two and three storey units.

Is there any assurance that the McColl street right of way will never be used for vehicular traffic? Pedestrian walkways near parks can become public nuisances/maintenance issues to the adjoining owners, as well.

We would also like the reassurance that the developer is not applying for any government grants which in turn can allow for subsidized housing units.

We fully realize that we are at the mercy of the Town in the upcoming decisions to be made in regard to the subject property. We ask that you keep our concerns and future lifestyles of your current citizens/residents in mind as you decide our fate and the property's future use. We are trusting The Town of Tecumseh to act in the best interest of all concerned and will support any approvals with factual data and sound decision making. Please take into consideration how the plan for this parcel of land will affect the surrounding landowners, using the same criteria for us that you would want used on your behalf if you were in our position. We believe that decision making should be based on fairness, equality and sound reasoning, not only for the greatest monetary gain.

Lastly, we request that you keep us apprised of any updates or ongoing developments/decisions/proposals/amendments/conversations that arise in reference to the subject property.

Thank you,

John and Barbara Cole

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