

Dated: March 16, 2021

To: The Corporation of the Town of Tecumseh
c/o Laura Moy, Clerk
From: Lucy Pereira, [REDACTED] Dillon Dr., Tecumseh
Subject: Proposed Official Plan and Zoning By-law
Amendment regarding former Victoria Public School Site

I live at 12450 Dillon Drive, directly across from above property. I am writing my objections because I don't have internet at my house so therefore unable to participate in the March 30, 2021 zoom meeting.

The following are my objections to Briday's Development proposal:

- Briday's revised proposal still exceeds the density requirements under the current official plan. Briday tries to hide this by saying that it will fit within the new draft official plan that hasn't been fully approved yet. Our current official plan says the type of density Briday wants is HIGH. Yet under the new plan it would be termed MEDIUM, pretending it fits.
- Briday proposes 63 units. That is a greater density than Villages of Riverside, now known as Little River Acres, but the horrible overcrowding is still there.
- Briday exceeds the height restrictions of our neighbourhood.

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- Briday wants to erect stacked townhouses which are not allowed in our current official plan. These are 3 storey WALK-UPS which will not benefit anybody, especially seniors. Briday claims selfishly that it will be good for seniors. I would like to see seniors having an option of living on this property. They will be welcomed, as they will provide calm to this neighbourhood.
- Briday says that our neighbourhood has no common features or anything of note so it doesn't matter that their proposal is different. They claim our neighbourhood 1 and 2 storey homes do not count as special so they can do what they want,
- Briday wants to build an enclosed one storey parking garage. This will be an additional over-crowding of buildings to the already over crowding of buildings they propose. HOW MUCH VISUAL NATURAL SPACE DO WE HAVE TO GIVE UP? I strongly object to this!
- The neighbourhood is already experiencing heavy traffic due to the additional mail boxes on Dillon Drive and the Tecumseh transit bus. Higher traffic will be more dangerous to the families

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- with young children. The children play and walk to their nearby bus stops.

- Flooding is a high concern for the neighbourhood especially on Dillon Drive across from development site.

My basement and garage were flooded. Water was right up to my house about 3" high in September 2016.

Then in September 2017 the torrential rain water came halfway up into my property which was extremely difficult to experience again having been in this situation the year before.

- The old Victoria School parking lot, property and south side of Dillon across from my house at 12450 Dillon is so much higher than the properties of my neighbours and I on the North side that the rain water runs down unto our properties with torrential rains which are occurring more often.

- There are only 2 storm sewers at sidewalk level across the street from old Victoria School, one in front of my house and the other in front of my next door neighbour to the right of me that the storm sewers are overwhelmed with rain water and can't keep up draining, creating water to cont'd

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seep up $\frac{1}{3}$ to $\frac{1}{2}$ way up my front yard and neighbours'. Not to mention flooding right up to our homes during flood of 2016.

- The sidewalks remain flooded for hours after draining. This is very stressful for fear of our homes flooding again.
- I am also concerned what the water pressure will be like with the overcrowding of dwellings.
- Our neighbourhood was built in conforming with the current plan, we don't want our neighbourhood to be changed just because a greedy developer wants to make a high profit,
- I'm asking that Town Council protects the residents, not the developer who wants to make every possible profit it wants to.
There is a compromise available, Briday can build one storex townhouses that are most popular style now in a density of about 36 units, same density as Carmelita Court.

Regards,
Lucy Pereira
[REDACTED] Dillon Drive