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■ St. Pierre St.

Tecumseh, Ontario

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June 7, 2021

Town Council

Tecumseh Town Hall

Tecumseh, Ontario

Former Victoria Public School Rezoning

Dear Mayor McNamara and Council Members:

I have reviewed the most recent amendments to the Briday proposal and would like to express my continued opposition to their request to rezone the property.

The minor changes that they have made are insignificant and do not alter the fact that a development of this kind and size is totally inappropriate for the neighbourhood. It will severely impact the current residents in a negative way and substantially devolve our quality of life.

You have heard strong objections from numerous residents through phone calls, emails and during two town council meetings. These concerns remain as relevant as ever. Please do not ignore the wishes of so many people, who have entrusted you to defend their interests. In good conscience, you are asked to deny the Briday application.

When the first town council meeting on this matter took place, the town hall was overflowing with people who wished to voice their objections. A record number of people in the town showed interest in opposing this development. Please do not forget that fact. Nothing has changed in that regard. I have spoken to several residents who have stated that they have difficulty in accessing technology which impedes them from attending virtual meetings. If an in-person meeting took place, they would again attend it in huge numbers to loudly voice their opposition.

Unfortunately, a decision was made to strictly limit the number of people who can make a presentation in the upcoming virtual meeting. This is something that demonstrates a disrespect for the democratic process. Please do not think that the opposition to the zoning application is any less exuberant simply because fewer residents participate as speaking delegates.

At the previous virtual meeting, a large number of residents made presentations in opposition to the amendment. I was one of them. The only ones who spoke in favour of it were the family member of a developer and two real estate agents. Their comments cannot be given any weight, as they have vested interests and they stand to gain from the development proceeding. They do not live in the neighbourhood. They speak out of ignorance, since they will not suffer the same loss as those of us who will see our property values decrease and have the enjoyment of our property greatly diminished.

If you lived in our neighbourhood, you would not be in favour of this development proceeding as proposed! You would not like the excess traffic, noise, pollution and people looking out into your backyards where you are relaxing and raising your children and grandchildren! To impose these things on good people is unfair and inhumane.

At the virtual town council meeting, some council members wisely suggested that a compromise should be sought. The neighbourhood residents are in favour of having such a discussion. It appears that the developer ignored that proposition by merely making some minor, entirely unsatisfactory changes.

The main issues which residents have raised such as: the number and density of units, height concerns, traffic, noise and privacy issues, green space, flooding and the negative impact that this will cause remain the same.

The comments of the Town Planners, who are not residents of the neighbourhood, are incorrect and insulting to those of us who live in the neighbourhood and everyone who lives in the Town of Tecumseh. It is a shameful demonstration of poor judgement on their part and one must question their competence and impartiality. They have continued to distort the facts and ignore the salient points and planning policies which should disqualify the zoning amendment request.

As representatives of the residents of the Town of Tecumseh, you are not obligated to follow their recommendations. These are not in the best interests of anyone except the developers and those who stand to gain financially from this project at the expense of so many others. Their ownership of the land entitles them to develop it and make money from doing so. It should not give them permission to do so to the detriment of others who will lose a great deal in the process. Enjoying ones property has a value that far exceeds any monetary amount.

As a related issue, anyone who works for this town, should reside in Tecumseh, otherwise, they have no tangible connection to the quality of life here. Their only motive for doing their job simply could be the collection of a pay cheque.

I commend those of you who have taken the time to drive around our neighbourhood and become more familiar with our living conditions. It is extremely unfair that the decision on this zoning application rests in the hands of people who live outside of the affected neighbourhood.

The recent changes made by the developer seem to be designed to show their willingness to address the concerns of the residents. This is posturing ploy which will be used by them in asserting that they have done everything they can to appease the people who live in the neighbourhood. I trust your wisdom in recognizing it is merely a token gesture and nothing substantive.

A flat roof does not alter anything with regards to density and the harmful impact on our quality of life. Aesthetically, such structures will look terrible in a neighbourhood which consists only of houses regardless of the roof style, colour of brick and other cosmetic features.

This development **clearly** does not fit in with the neighbourhood which is comprised entirely of single family homes with their own surrounding property. Saying that it “fits in” is ludicrous, and such a comment should be ignored and recognized as being irresponsible and demeaning to the residents.

Tecumseh now comprises a huge area of land, most of which is undeveloped. Town Council should endeavour to bring people to those vacant areas where a development, such as this one, would be

suitable and not a “bad fit”. That would be a tangible way in which to increase the tax dollars for the town as opposed to squeezing sixty-three units into our neighbourhood. Infilling should not result in diminishing the quality of life for those who are already tax- paying residents of a settled area of the town.

Whether sixty-three or thirty-three new taxpayers are added to the tax rolls is really rather insignificant in a town with a population of more than thirty thousand people. The argument that Tecumseh needs the taxes from the Briday development is vacuous and unintelligent. They could easily build less homes which were more upscale, and this would result in a higher taxation on each unit.

It would have been welcomed if Town Council had bought the property in order to preserve our designated allotment of park land. Since that opportunity was missed, Council could insist that a large amount of the land remains green, at the very least. Town Plans should serve the residents of a community and continue to respect their preferences. We prefer to have suitable homes in our area, not unlike the ones which we purchased, maintained and wish to have surrounding us!

The Victoria School property was mostly green space. It was part of the park land which our neighbourhood used for sports and recreation. It brought wildlife into the area and helped the overall environment of the surroundings. That cannot be discounted in this day and age when it is recognized the people have a right to clean air and water. We don't need additional flooding and certainly do not need a large drainage basin in the neighbourhood which will be a breeding ground for mosquitoes and the diseases that they are known to spread.

We have no other park land or recreational space in our unique neighbourhood which we are entitled to have for our use. To say that we do is a subjective opinion and it goes against the facts, the law and the stated requirements. The Briday development is required to provide more parkland, plain and simple. The fact that the Planners are ignoring this fact shows a bias and makes one question their conclusions in their entirety, since they should be impartial in every way. I have spoken to numerous residents who do not trust them in that regard.

The Town Planners are ignoring the fact that the density is far above that of the rest of the neighbourhood. The additional traffic will be 24/7, unlike the school which was only accessed by cars for brief periods of time. The Traffic Study is not taking this fact into account in a proper and realistic manner. I ask you if you would like to live in the houses across the street and have car headlights shine into your windows sixty-three or more times every night. The Victoria School was mainly accessed during daytime and buses parked in front of the building along the side of the road.

The height of the building being proposed will destroy the privacy of those residents whose homes back onto the Victoria School property. I do not think that you would enjoy your own backyards, if you had other people overlooking your every move when you go outside to relax and enjoy your space.

Rather than repeat the numerous facts that go against the development and the well-presented objections to this proposal, all of which continue to exist, I would like to mention that council's decision is very significant. What council decides may set a dangerous precedent. If the zoning change is approved, the impact on the Town of Tecumseh will be substantial. What happens here may very well be repeated in other similar neighbourhoods, against the reasonable wishes of the current residents. If this inappropriate development is allowed to be built in a neighbourhood such as this, the entire

character of the town will become vulnerable to rampant, similarly unwelcomed construction. Your own neighbourhood could be the next one affected.

People moved to Tecumseh and love to live here because it is not like Windsor and other cities where people are squeezed together, as many as possible, into small areas of land. We live here because we value the kind of neighbourhood which exists in the vicinity of the Victoria School property.

I recently read an article in the Windsor Star about a large group of residents speaking out against a similar development in Southwood Estates. Many people are sick and tired of these kinds of developments being built in established neighbourhoods and destroying their quality of life. Likewise, the residents of the Victoria School neighbourhood feel that the Briday development will spoil the enjoyment of our homes and the area.

The number of units remains the same after hearing so many objections to the density issue. No willingness to compromise has been demonstrated.

Unfortunately, we live in a world where everything seems to revolve around making as much money as possible and the human aspect is ignored. This attitude motivates developers to build out of place, unsuitable buildings that do not "fit in". They want to maximize their return by cramming as many people together as they can, all in the name of getting richer and richer. They have no concern for the negative impact this will have on those people who choose a certain neighbourhood and quality of life which is their right to enjoy.

As members of the Tecumseh Town Council, we depend on you to use sound judgement and a good conscience to vote against the rezoning of this land. You have the trust of the residents who depend on your understanding and integrity to be fair to us and choose humaneness over mere materialistic ambition.

Please feel free to contact me. My phone number is [REDACTED]

Sincerely,

Mark Lukaniuk