

Pilon, Janet

Subject: FW: Connon Development - Sept. 6th Planning Committee meeting 9:30am, 383 Dundas St. E. Waterdown application OMB Appeal

From: Cameron Watson

Sent: September-05-16 7:21 PM

To: Partridge, Judi

Subject: Re: Connon Development - Sept. 6th Planning Committee meeting 9:30am, 383 Dundas St. E. Waterdown application OMB Appeal

Importance: High

Dear Ms. Partridge:

I am writing on behalf of my wife Janine and I to express our opposition to the proposed development on the Connon Property.

The area in which we live is a quiet community with a reasonably quiet amount of traffic flow. This is one of the main reasons why my wife and I chose this area to raise our family. The community in which we live is one of single family homes and not medium or high density apartment or condominium units. Several issues present themselves with this proposed new development.

1) Traffic congestion:

Given the relative recent increase in traffic flow as a result of the residential intensification on the south side of highway 5 adjacent to the new St. Thomas The Apostle School as well as Spring Creek, we have noted a dramatic increase in traffic on highway 5, Boulding Avenue and other roads in the immediate area. The increase in traffic results in much slower route through Waterdown. There is and has been a dramatic increase in people attempting to traverse Waterdown by using the backstreets. This places our children at risk as most people do not obey the stop signs in the area and are seemingly in a hurry to get where they are going. This will be exacerbated by an increase of residential density with the proposed new 80 unit development.

Assuming that each family has 2 cars, this will increase the number of vehicles in the immediate area by at least 160 vehicles.

It is obvious to anyone who lives in this area (that is to say behind Connon Nurseries) that traffic along highway 5 anytime between 4:00 p.m. and 7:00 p.m. on any weekday is slow or stopped. In short, it is rush hour. Increasing the number of vehicles by at least 160 will aggravate an already bad situation. This is on top of the proposed increase in traffic on the side streets of vehicles entering or leaving the proposed development. It is my understanding that there will be entry and egress directly off of Boulding, this will exponentially impact the traffic flow and noise and safety in this area.

2) Peaceful Use and Enjoyment of Our Property:

As you know an increase in density and infilling also adds to an increase in noise pollution. This is a quiet neighbourhood. With a proposal such as is being suggested, the noise level in this area will increase which will have the correspondingly negative consequence of decreasing our quality of life and increasing ambient noise.

3) Storm and Waste Water:

The increase in density will have an impact on the storm and waste water run off requirements needed.

We are reasonable people, we are not suggesting that there be no development on this property, but what we are suggesting is that the density be substantially decreased to as not to adversely affect the quality of life and property values of the long term residential property owners in the immediate area.

We would personally attend the Planning Committee meeting on September 6th but we both have professional commitments which do not allow us to do so.

We trust that this email will assist the Planning Committee and the OMB in understanding that we are vociferously opposed to this development.

As an aside it is curious that the developer has chosen to bypass the present procedure. This is in our opinion an implicit recognition that their proposed development as it presently stands is not suitable. It would appear from an objective interpretation of the procedure that they have adopted that they are aware that their proposed development is beyond what is reasonable for this area and they are therefore proceeding right to the appellate level. In essence they seem to have conceded defeat at first instance.

Thank you kindly.

Best regards.

Cameron and Janine Watson
1Balgownie Court.
Waterdown, ON.