

# BUTLER/DULGAREN RESIDENTS AGAINST SONOMA TOWERS

May 1, 2018

# Issues/Concerns

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- Parking
- Aesthetics/Character of the Neighbourhood
- Overlook/Privacy
- Traffic

# Parking

- Proposed development to consist of 489 units with 623 parking spaces provided for tenants and visitors.
- Average Ontario household has 1.5 vehicles. At this rate 733.5 parking spaces would be required for residents, this does not include visitor parking.
- Currently on street parking in the area of Dulgaren St, Chamomile Drive, Acadia Drive and Cartier Crescent is limited in various ways.

# Parking on Dulgaren Street

First block of Dulgaren St to the south of the proposed development has parking limited to one side of the street, which usually always full.



# Parking on Chamomile Drive

Parking on Chamomile Drive is limited to one side of the street, often times vehicles parked illegally on the wrong side of the street.



# Parking on Acadia Drive

Acadia Drive that is immediately adjacent to the development is a no parking area.



# Parking on Acadia Drive

The area in front of SJB has time of day restrictions and no parking allowed on the east side.



# Parking on Cartier Crescent

Entrance to Cartier Court has parking on only one side of the street and weekday parking restrictions.





# Parking on Cartier Crescent

On dead end stretch of Cartier Court parking on only one side of the road and weekday parking restrictions.



# Aesthetics/Character of Neighbourhood

- The type of development proposed does not fit the character of the neighbourhood.
- The neighbourhood consists of mostly single family and townhomes.
- The closest multi residential buildings that are of a similar height as the proposed buildings are located at Rymal Road and Upper Wentworth and Upper Wentworth and Stone Church Road, both are almost 1km from the proposed development.

# Aesthetics/Character of Neighbourhood

Rymal Rd and Upper Wentworth  
10 Storey Building



Upper Wentworth and Stone  
Church  
8 Storey Building



# Traffic

- The area of Upper Sherman St and Acadia Drive is already an area that is overwhelmed with traffic at certain times during each week day.
- High traffic times are at the start and end of the school days when students are being picked up and dropped off at school. SJB enrollment of approximately 1300 students.
- In the very near future Nora Henderson High School will be built at Rymal Road and Upper Sherman which will cause a further increase in traffic.

# Traffic

- Any buildings of the size proposed in this development are located at the intersection of main arterial roads that are located on streets with direct access to The Link.
- This proposed development will be located at the intersection of an arterial road and a secondary road with no direct access to The Link, this will cause an increase in east and westbound traffic on Rymal Road and Stone Church Road during peak traffic times as the residents try to access The Link.
- Rymal Road and Stone Church Road are already backed up during peak traffic times in the morning and afternoon, they cannot handle anymore traffic without being widened.

# Traffic

Traffic on Rymal is often backed up from one light to the next and it is very similar on Stone Church Road as well.

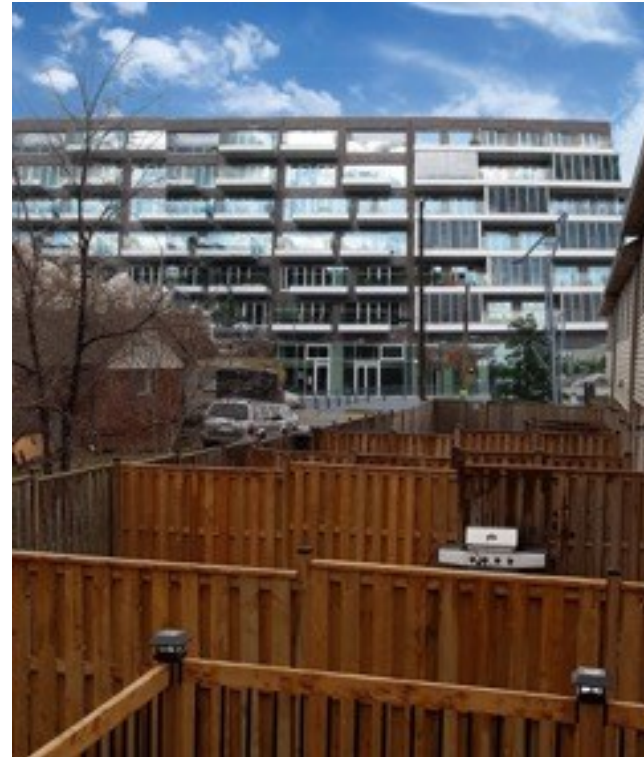


# Overlook and Privacy

Current View From My Deck



Future View From My Deck?



# Overlook and Privacy

Current View From My Deck



Potential View From My Deck





# Closing Comments

- As a community we are opposed to the development being proposed by Sonoma homes for many reasons that have been outlined by myself and others speaking at this meeting today.
- I believe the message is loud and clear, 67 written submissions and a petition with 274 residents' signatures in opposition to this development were received by the City. Also a public meeting was held with over 200 residents in attendance.
- It is incumbent on the planning committee to and council to hear our voice and represent our interests by opposing the appeal being submitted to the OMB by Sonoma Homes.