

**Schneider, Melanie**

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**From:**  
**Sent:** July 11, 2018 10:14 PM  
**To:** Schneider, Melanie  
**Cc:** Johnson, Brenda; donna.skelly@pc.ola.org  
**Subject:** ZAC-18-029 and UHOPA-18-11

Hi Melanie

We received the Notice for the zoning by-law amendments, after reading through it we would like to formally object to having the zoning amended allowing for the construction of a five storey building. Our backyard backs on to the pond at Rymal and Fletcher's and we feel that this is an invasion of our privacy to have a five storey building full of tenants that will have a clear line of vision into our yard. We pay a lot of property taxes to have full enjoyment and privacy of our yard.

There is also the consideration of traffic, (115 parking spaces) as mentioned in the notice and the strain that this will put on already overcrowded Rymal. It narrows into a two lane road not far from this property. At certain times of the day traffic slows to a crawl and allowing this many additional cars will only further slow the movement of traffic on Rymal.

We ask that you give serious consideration to these issues going forward.

Thank you,

July 16, 2018.

Dear Melanie Schneider,

I am writing this letter in response to the request for public input regarding the application by Wellings Planning Consultants for quote number ZAC-18-029 and UHOPA-18-11.

I would like to begin by stating that I am a long time resident of Ward 11 having lived here for over 20 years. During this time, I have seen the area grow from a small bedroom community, once nicknamed "Satellite City", which boasted very few services, to the megalopolis that it has now become. I have seen many changes to the area, most of which in my opinion were good for the community. As per the proposed building of the five story apartment complex however, I vehemently oppose it as it will not benefit the residents of Ward 11 and Summit Park for the following reasons.

- 1. Traffic Problems.** Currently, Rymal road cannot support the population growth that has developed over the past several years. Not to mention that it is also very difficult to move in a North South direction from Rymal road to the adjoining communities, North of Rymal Road. During my 12 years of living in Summit Park, well over a thousand homes have been built adding significant population to this area. Not to mention Binbrook which is fast becoming a major community of its own. This growth, will not slow down as much of the land south of Rymal is currently or will be in the near future prepared for more family dwellings. Furthermore, with the addition of Bishop Ryan, as well as Our Lady of the Assumption Schools, this has further increased traffic in the area at peak times of the day. Finally, the many new services that have been added, like the plazas, daycares and food stores have also contributed to an increase in traffic. To add an apartment complex that will house over a hundred families in the location proposed would greatly add to the traffic issues that are currently occurring with no solution in sight. Not to mention, the proposed sight is within a 100 meters from a major intersection in Summit Park. When urban/rural planning, should not the transportation routes be the first item of consideration? I fail to see how this has been considered in this situation.
- 2. Character Change of Neighborhood.** Summit Park as well as most of the neighborhoods in Ward 11 have a distinct look and character about them. These neighborhoods are made up of single family homes, duplexes and town homes. Not in any area of Ward 11 will you find an apartment complex. This type of dwelling is not suited for this area. Why are we trying to force a square peg into a round hole? A building complex of this sort does not belong here.
- 3. Property Values.** Last year, I paid over 8000 dollars in property taxes. Part of this high fee is due to the fact that I had to pay a large premium for the lot where I built my home thus raising the overall price of my home. How can this be fair that I have paid high taxes to live on my property for 12 years, only to have the city devalue my property by permitting the construction of a structure that will be unsightly and not fit in to the look of the area? I would expect the city to lower my taxes significantly, if this project moves forward.
- 4. Privacy Invasion.** How can the city actually support a building, knowing full well that the structure will allow countless people the opportunity to look directly into my back yard and through the many windows on the back of my home thus invading my privacy? What ever

happened to respecting someone's privacy? Not to mention the fact that I paid a great deal of money for the premium on this lot to enjoy the current view that it has. I did not move here so that I can look at some unsightly concrete building in my back yard while hundreds of eyes stare back at me.

5. **Shade my Backyard.** Five stories of building will block my exposure to the sun. I am currently looking into adding solar energy to my home so I can lesson my carbon footprint on this world. With the construction of a five story building, this will seriously compromise my exposure to the valuable sun rays and thus squash my plans to be more ecologically friendly. Why should I not be allowed the same opportunity to harness the natural resources of the Sun as my neighbors?

In summation, I hope that you please consider the increased traffic problems, the change in the character of the neighborhood, the devaluing of property values, the loss of privacy and the impact of the environment that this project will impact when you are debating the merits of continuing with the proposed changes to the zoning of lands located at 1912 Rymal Road East.

Please respond to my email so that I know you have received it. I look forward to hearing from you to further discuss my opposition to this proposed project.

Sincerely,

**Schneider, Melanie**

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**From:**  
**Sent:** July 23, 2018 11:19 AM  
**To:** Schneider, Melanie  
**Subject:** FW: Emailing: 20180627141734  
**Attachments:** 20180627141734.pdf

Hi Melanie,

I wanted check on the status of this development (Files ZAC-18-029). Attached is the letter I received. I live fairly close to the location. I didn't have a chance to send in my comments. Was there a great deal of feedback from residents? I will be able to see this from my backyard.

I know it is currently zoned for 3 stories; however, I am opposed to the two additional stories. When is it scheduled to go to the Planning Committee?

Thanks

-----Original Message-----

From:  
Sent: Wednesday, July 18, 2018 3:07 AM  
To:  
Subject: FW: Emailing: 20180627141734