

Concerns

We are property owners at ***, Binbrook, ON, directly across from the property in question (3435 Binbrook Road, Glanbrook, ON)

We attended a virtual meeting on April 21, 2022, hosted by Armstrong Planning.

During that meeting we voiced concerns about the proposed bi-law change, which are elucidated below:

- The residents are very concerned about only having a single driveway, on Binhaven Blvd for entry and egress. We consider this to be unsafe. If the single driveway is blocked, how can residents of the buildings escape, in the event of an emergency?
- We were told that they would investigate the possibility of a second entrance. The Empire employee said that they can't locate it in the dead-end traffic circle on Gowland because that's required for service vehicles (plows, etc) can turn around. They also said they can't locate it off of Binbrook Road because of traffic volume. But they did say several times that they would "look into it".
- The residents are concerned about traffic volume increases, based on the addition of 72 units concentrated in a very small space. Some of us have small children who play in the area. Many vehicles that approach the lights on Binhaven actually accelerate to "beat the lights". With the potential for much higher traffic density, especially early in the morning and late afternoon, the danger of accidents will increase greatly.
- The Armstrong rep said that a traffic study had been done recently and that even with the new units, traffic patterns would not change substantially.
- One of the residents asked if Empire or the City would consider adding speedbumps to Binhaven Blvd to slow traffic. We were told this could be a possibility.
- Parking will become a major issue. Adding 72 units would mean a potential increase of between 60 to 144 vehicles. The plan provides for a total of 108 parking spaces, *which includes visitor parking*. Where will overflow parking go? Parking on the streets around the proposed site is already tight.
- There are simply too many units. Based on points 2 through 8, the residents are convinced that there are just too many units being planned in this small space. We would like the number of units reduced to half the proposed number (36). this would allow more green space, ease congestion, provide for the possibility of a second entrance and allow the plan to stay within the Binbrook Urban Design guidelines.
- A number of residents were not happy with the proposed building design. They found the design not ascetically pleasing. "Ugly" was the word used, I believe. The design concept was too "industrial", not at all in keeping with the Binbrook Urban design guidelines that recommend that Binbrook retain its "village" look.
- **All of the units will be rental units.** None of the units will be sold.
- Some residents were concerned that allowing only rental units in the development could lead to higher incidents of crime in the area.
- Some residents wanted to know why none of the units were to be offered for sale.

- Brenda noted that this is the third plan for this area by Empire. The first was approved as far back as 2006. (I could be wrong on that date). That plan was for a combined retail/residential 8- or 9-story building. The second was the 2019 9-story apartment building and this is the 3rd. Essentially these are 3 and a half story units with the bottom apartment being partially below-ground. It sounded like she thought this size building was better than the apartment buildings because the building would be lower in height and lower in density.
- They said they will get back to us in terms of updates for some of the issues we mentioned but no timelines were given.

We were told that Armstrong and Empire would get back to the concerned residents with answers to their questions and concern.

To date, we have not heard a single word from Empire/Armstrong, with respect to our concerns.

Allow me to restate these concerns here, so we are clear:

1. This development is unsafe. Empire has planned for only a single entrance/exit for all 72 units. If this entrance is blocked, residents will not be able to leave the development. Imagine a scenario where there is a gas leak or a fire in the proposed development. How will residents get out if the single entrance is blocked?
2. The infrastructure to support this development and a **second** entrance/exit is not in place. It is not currently feasible to locate an entrance/exit off of Binbrook Road. ***We are insistent that this must be done before the development can proceed, for the safety of the local residents.***
3. Traffic volumes on Binbrook Road and Binhaven Blvd are already very high. Adding 72 units in this tiny space will make traffic even more untenable.
4. There is not enough consideration given to parking spaces in this area. Parking on streets is already congested. Adding 72 units will make it even more impossible for local residents and visitors to park in the area.
5. No consideration has been given for speed bumps or other traffic speed abatement tools on Binhaven Blvd and Binbrook Rd. This creates safety issues. Vehicles already approach the lights at this intersection at a high rate of speed to "beat the lights".
6. The proposed units are very "industrial" in design and do not fit in with the design guidelines for Binbrook village.
7. The number of units should be reduced to half the proposed number (from 72 to 36). The proposed density is too high for the area.
8. Armstrong and Empire have not been truthful. They have not responded to a single one of our concerns, as put forth in April. We do not believe they are operating in good faith. We have seen no effort on their part to reach out to us or offer explanations or alternative suggestions.

To be clear: one of the biggest issues for us is safety. The proposed single entrance/exit is unsafe and can lead to serious problems if it is blocked.

Signed,

Pete Koning, Tish Healey, Phyllis Healey, Zanden Koning