

Zoning By-Law Amendment ZAC-064
September 17, 2023

We are submitting our concerns as residents of Carlson St./Second Road West that the proposal to change the zoning from single homes to semi-detached homes not be permitted as it will be out of character for the area.

2nd Road West is already overwhelmed with traffic due to the am and pm drop offs with the park backing onto Mount Albion Public School. There is also an inappropriate number of 60 parking spots within Maple Park due to a now removed baseball park.

It is inevitable that with this zoning change there will be an even further dramatic increase of traffic flow through 2nd Road West due to the proximity to the Red Hill Expressway and the businesses that are situated to the West.

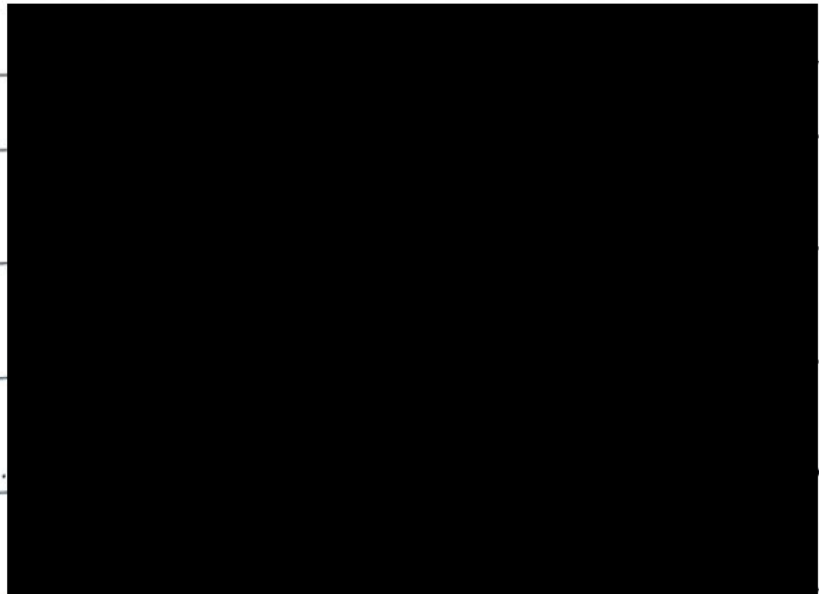
In the past there we had issues of drug dealers and inappropriate behavior at all hours of the night with cars chasing at high speeds down 2nd Road West. These have been dramatically reduced with the locked gate that was installed 5 years ago. However, it has not curbed the daylight activities which with an open access of Carlson and excessive speed already seen we are very concerned about safety. We have individuals running the stop at 2nd and Highland on a regular basis.

To mitigate these concerns we are proposing the Carlson St. off of Highland becomes a mirrored cul de sac to the Carlson St. off 2nd Road. This would then push an equal amount of traffic to the extension of Carlson St. to Highland. There is a much lesser density of homes currently there and would keep both areas safer with the less congestion of vehicles.

All of us in this signed petition respectfully reject the proposed amendment and are not opposed to further development in this beautiful area but to keep it logistically manageable and safe for all of us living within.

Kind Regards

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