

6.2.1

Pham, Melanie

From: De Iulio, Peter
Sent: Wednesday, April 27, 2011 11:09 AM
To: Pham, Melanie
Subject: FW: Losani homes - Valiant Circle/Fall Fair Way

From: Heather Fiuza
Sent: April 27, 2011 9:07 AM
To: Johnson, Brenda
Subject: RE: Losani homes - Valiant Circle/Fall Fair Way

Brenda,

It appears from the wording of the below that this proposal will be proceeding with really no solid consideration for the residents opposition to this development. As seen at the public meeting on March 3rd, almost all of the residents in attendance, which were many, were opposed to the 3 storey proposal and the planned development. We are the people that must look at these homes and deal with the consequences of packing in so many people in such a small parcel of land.

I do not believe that a 3 storey town home complex fits in with the "country" feel that the residents of Binbrook were looking for when they purchased their properties.

One of the other concerns that the residents of Valiant Circle have is that our street will become a parking lot for this development, which is sadly, what Fall Fair Way has become. It is rather unsightly and causes visual distractions and safety issues. By blocking off a form of ingress/egress, it was hoped that it might have eliminated this concern.

If the entrance is not blocked off, I wonder if there is a way that we can ensure no overnight parking and a time limit imposed for parking? Perhaps something like this could be put in place NOW rather than later so that potential buyers can appreciate this before they purchase.

Unfortunately, I will be out of the country when this hearing is scheduled to take place. I trust my fellow neighbours will put forth our concerns and that you, as our councillor, will support our opposition.

Thank you for keeping me apprised of the recent developments.

Regards,

Heather Fiuza
172 Valiant Circle
Binbrook

Pham, Melanie

From: Fiuza, Heather
Sent: Thursday, March 17, 2011 2:16 PM
To: Pham, Melanie
Cc: Johnson, Brenda
Subject: Losani homes - Valiant Circle/Fall Fair Way

Follow Up Flag: Follow up
Due By: Friday, March 18, 2011 12:00 AM
Flag Status: Flagged

Hi Melanie,

I was at the "town hall" meeting that Losani had at the Glanbrook Municipal Centre earlier this month.

I would like to be kept apprised of any developments with this proposed project. I note that on the notice posted by the site, there is now over 100 units in total being proposed. I thought it was less than 100 (originally was to be around 70).

I am strongly opposing this project for numerous reasons including:

1. One of the reasons why I purchased my property on Valiant Circle was because I was told by Losani representatives that an adult living community, bungalow homes was being built on the lot. This was in late April, 2010. They have deviated from that and have admitted that increasing the number of lots is all about the money.
2. We face serious parking issues. We already have them on Fall Fair Way. In fact, trying to turn out of Valiant Circle in the morning is already difficult as vehicles parked on Fall Fair Way overnight causes visual distractions;
3. Bus route for my children and a park is just across the street from the lot. Increased traffic and parking will make it very difficult for the buses to enter onto Valiant Circle. We already faced this during the winter with the snow coming out onto the streets. The park is heavily used by us. Trying to cross Fall Fair Way will be increasingly difficult;
4. Snow removal. Where do they suggest putting all the snow?
5. Garbage. Nothing like seeing piles of garbage like a 100 unit development would create;
6. Drainage issues. This area does not have great soil and it experiences extremely poor drainage. I wonder what a 100 unit development will create;
7. The overall vision for the Town of Binbrook is compromised by a development such as this. I moved here from Cambridge in June, 2010 specifically for the "small town" feel and "country" lifestyle. By building monster three story townhomes/apartments and packing everything into such a small space, I do not see how this quiet, country lifestyle is achieved;
8. Infrastructure and lack thereof. Binbrook does not have the necessary infrastructure to support a development such as this. Already the roads are getting congested. Binbrook Road is a mess. We do not have bus routes to support this development.
9. As there are no buses for Binbrook, most families have two vehicles. Where do you suggest people park their cars?

For all of the reasons above, I am in strong opposition of this proposed project and suggest that Losani do what they told us they would do and that was to build the adult lifestyle bungalow community. Bruce Robinson is building it on Fall Fair Way and it appears that they are selling quite good from what I have been told.

Should you have any questions or concerns, please feel free to contact me.

Regards,

Heather Fiuza, B.A.