

## To whom it may concern,

We are submitting this letter in regard to the proposed development of 440 Veteran's Drive & 104 White Crescent. Below are some concerns with the proposed development, and a comment on the label 'Affordable Housing' when applied to freehold properties that include a common element.

### Regarding the proposed development 440 Veteran's Drive & 104 White Crescent;

1. **Proposed # of units** - We request that council consider reducing the # of units proposed for this site. Based on the documents submitted, 8 units is the maximum this parcel of land can support, but that does not mean 8 units is the best use of the land. There is minimal front and rear yards, and a very limited 'Amenity' area. Young families that move into these types of starter homes will either need to cross 4 lane Veteran's drive to Trillium Woods Elementary, or travel to Mapleton Park several streets away to use the playgrounds. Having a proper yard would allow families to enjoy recreation at home and allow kids to play near home without having to wait for a parent to be available to go to a park. Encouraging children to get outside and play is critical to improving their overall health and reducing the impacts of obesity.
2. **Storm Water** - As per the documents on the city website, a comprehensive plan is in place to handle storm water from the buildings and parking surfaces. However, there are sections of the property that appear to be outside of the storm water management plan, for example the 'Amenity area' and greenspace adjacent to the south property fence. We would like council to understand that our property currently receives an excessive amount of drainage from the proposed building site, and request that grading be reviewed and if possible adjusted to direct drainage from the amenity area & greenspaces to within the proposed storm water management area.
3. **Snow Storage / Melt / Runoff** - At the public meeting the project planner was asked where snow from the parking surfaces was to be stored, the planner indicated the amenity area. This area is located adjacent to the fence that separates our lot from the proposed build site.
  - a. We are concerned that snow being pushed into this location has potential to push against the fence, potentially damaging the structure.
  - b. We are concerned that Snow melting from this location is not within the proposed stormwater control area, as such the melt water will drain into the properties south of the proposed build site.
  - c. Current drainage from the proposed build site to our lot is already creating an excessive water problem. During the spring (snow melt and rains) and fall (rains) our backyard is submerged, and our sump pump runs every 20 mins for days trying to eliminate the water from the foundation area of our home. We also suspect the problem of water around and under the foundation has contributed to the cracking and heaving of our basement floor.

We understand that our rear yard has settled since construction and will be taking steps to restore the grade, to attempt reduce the water flow to our foundation. We request that council require a review of the proposed snow storage location and the city to require the developer to direct snow melt to the storm water management area through grading or other means.

4. **Lighting** - Lighting on the common element portion of the proposed build site has the potential to impact the bedrooms of the properties to the West & South. We request that any night time lighting installed on the common element or the townhomes be properly designed to avoid impact on adjacent properties, even to the extent of shading to prevent intrusion to the bedrooms of adjacent properties.

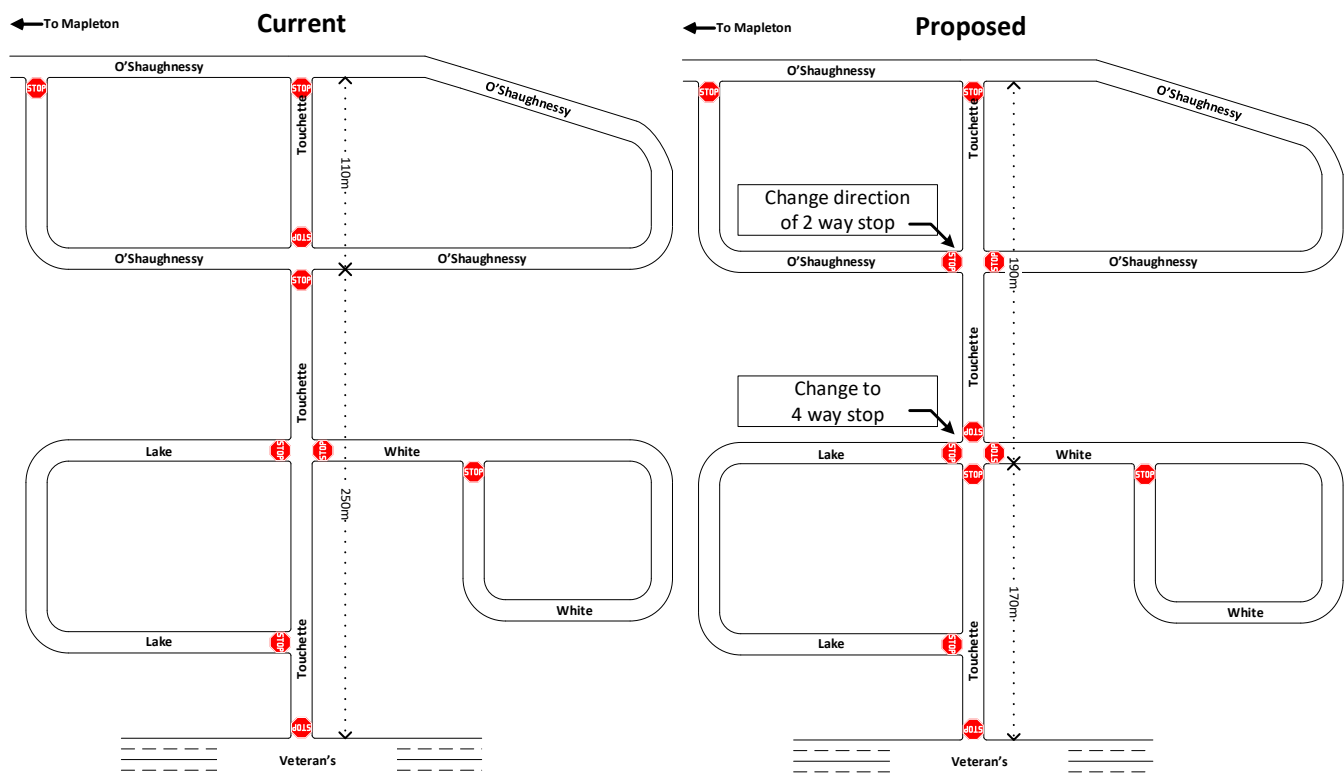
5. **Second Story Balcony** – in the documents published on the city website, the lack of yard space is being partially compensated by a second level balcony/patio area. We are concerned that this type and level of space will be an intrusion on the privacy of adjacent properties.

Several options exist to reduce this concern:

- Reduce the # of units being built to allow for more appropriate size yards, and ground level recreation space
- Include a tree line between the proposed building site and surrounding properties
- Install a taller fence along the adjacent properties to the West & South

We request that council consider these options to maintain the privacy of the existing home owners.

6. **Traffic Speed** – traffic speed on Touchette is a problem. Traffic is speeding on the section of Touchette Drive between Veteran's Drive and O'Shaughnessy Crescent, where the first stop sign is located. This corridor may also be being used to avoid a set of traffic calming devices on Mapleton. Since this is not a main thoroughfare between Veteran's Drive and Essa Road, we request the city to move the stop signs from the Touchette & O'Shaughnessy intersection to Touchette & Lake/White intersection, to help pacify the area. This would not increase the number of stop signs on Touchette Drive, but simply change where they are located. This change would also require placing stop signs on O'Shaughnessy where it intersects Touchette Drive.



### **Regarding the 'Affordable Housing' label;**

We would like to point out to council that common element property fees add significant burden to freehold home owners and include fees for services the home owners are already paying for in their property taxes.

For example,

- i. Snow removal – property taxes cover snow removal at the street, however homes with a common element road require private snow removal.
- ii. Lighting – property taxes pay for the electricity, maintenance and upkeep of streetlights, but common element properties require private electrical payments, and hiring a contractor to repair/maintain the lighting.
- iii. Infrastructure maintenance/replacement – property taxes cover repair or maintenance of road surfaces, storm water management and curbs. Common elements properties put the burden for these large cost items onto the freehold home owners.

When compared to new build freehold homes of the same type without the common element fee, freehold + common element properties are technically less affordable. Compounding this is the practice of developer's considerably understating these fees to encourage sales of the units. Once the first-year audit is complete and the homeowners find out the true cost of the common elements it is too late for them to decide against buying the property.

We would appreciate council recognizing the additional burden of common element fees to freehold properties and request council/city to require developers to stop identifying freehold homes with common elements as affordable housing units in proposals and reports. Ideally, we wish the city would require the developer to publish and communicate the real cost of common elements, however we understand the management/enforcement of this may be beyond the city's scope.

Thank you for taking the time to read our submission, we do support the development of the properties at 440 Veteran's Drive & 104 White Crescent, if that development is not in discord with the existing community, and the development provides the necessary living and recreational spaces for the families that buy this type of starter home.

We hope you take our concerns & comments into consideration during any deliberations or discussions regarding the proposed development of 440 Veteran's Drive & 104 White Crescent.

Paul Stephens & Joanna Ross

**From:** eric ellis

**Sent:** Monday, March 25, 2019 12:31 PM

**To:** Andrew Gameiro <[Andrew.Gameiro@barrie.ca](mailto:Andrew.Gameiro@barrie.ca)>

**Subject:** Veterens Dr. 440

Hello,

I wanted to contact you with concerns regarding the proposed 8 unit 3 story townhouse complex for the above mentioned lot. I understand that having a vacant lot is unsightly and stands in the way of profit for interested parties, I wanted to know of any considerations taken for per-existing neighbors with regards to overcrowding in this lot. 8- 3 bedroom units on this lot has the potential for 32 residents assuming 4 per household, this will undeniably lead to considerable more noise and visual privacy issues ie; security lights and parking lights as well as 3rd story balconies looking over the existing back yards of those on White crescent and Touchette dr. Has there been any restrictions or considerations for a change to 5-6 units as opposed to the 8? I'm going to save my "breath" and assume the 3rd story of these buildings is non-negotiable as the president has already been set along Essa, despite the concerns of the pre-existing neighbors which fell on deaf or uncaring ears.

My second concern is assuming no you and the builder will not consider 5-6 units and no you will not consider 2 story units as opposed to 3 story units would you at least consider privacy trees at the back of the property. After looking at several of the plans I see the builder is being allowed to take down several trees, how about consideration for planting mature trees at the back of the property to aid in noise reduction, privacy, soil stability and drainage/ standing water issues- to which this neighborhood has a ridiculous problem with thanks to inappropriate grading from the last builder.

I think several mature trees at the back of the property would provide all the above mentioned benefits as well would be a show of good faith as the moral in neighborhoods being affected by the overwhelming barrage of these "budget builders" squeezing ridiculous numbers of homes into these lots is at a all time low, (and yes I have actually asked several people in several different neighborhoods about this).

Thank you for taking the time to read my email, I am fully aware that the voice of profit is far more persuasive than the voice of several residence trying to retain a sense of privacy and neighborhood but I truly do hope you take the time to consider the cost benefit a gesture of mature trees could have.

As a aside I realize that there is a public meeting scheduled however due to shift work I am unable to attend hence the email.

Thank you,

Eric Ellis