

From: Sean Kohler

Sent: Monday, September 11, 2017 12:04 PM

To: CityClerks <cityclerks@barrie.ca>; Edward Terry <Edward.Terry@barrie.ca>; Steve Trotter <Steve.Trotter@barrie.ca>

Subject: Teck Road Development File D14-1636

The following is in reference to the proposed Teck road development, and its application, and requests for multiple variances. As a resident who is going to be greatly affected by this proposed development, please accept this letter as our formal, written submission in *opposition* of the application. The proposed application will dramatically impact the parcel of land and the residents who surround it, as well as the established community. The city of Barrie has made previous planning, and investments into this parcel of land, and none of those plans were for a 17 unit housing development with variances to rezone the land to an R4 designation. The fact that so many variances are needed to make this development work raises a number of concerns and should throw light on the idea that perhaps this type of development isn't right for the neighbourhood or the city, and just because you can cram that many units into a space doesn't mean that you should.

The proposed units that would back on to 350 and 354 Ardagh, as well as on to Auburn court, as shown on the concept plan sent by David Seaman raise a number of concerns for myself and my neighbours on Auburn court. The follow are a list of these concerns in no particular order, and are not limited to those listed:

1. According to the site proposal provided by David Seaman, the front of the new units would land 1 metre inside of the back of my property lot line. This would place the back of the new houses approximately 40 feet inside of my back yard with the rear of the new properties ending 73 feet inside of my property line.
2. The parking lot that would be built behind 340 Ardagh rd, and behind 21 Auburn, will lead to headlights being aimed directly into my backyard, and the back of my house. The road that the new Teck homes are proposed to be built on is to be a "condo road", meaning that it will be narrower and will not have any sidewalks to make more room for the houses. This will be offset with the communal parking lot according to the developer. This will lead to people continuously walking across the back and sides of our property while getting to their cars. This will also lead to a very awkward space that does not fit with the current development of the neighbourhood.
3. Assuming that due to the size of the road that will be built to accommodate the houses on Teck road that there will not be local garbage pick up, there would have to be a private waste removal company who would handle this. This would lead to there having to be large commercial garbage bins located in the parking lot that leads to several issues. The first problem with this is the noise that will accompany either a private or city governed garbage truck coming to remove the garbage. This truck will be driving right behind my house, and may be doing so as early as 7am as they currently do on Ardagh Rd. Secondly, is the amount of garbage that would be stored in such a situation from 15-17 homes. This would be an environmental concern due to smell as it cooks in the summer sun, and from wildlife getting into the garbage bins to forage for food. This increase in animal activity will no doubt over flow into our backyard.

4. All the trees at the back and sides of the property are going to be cut down to make room for the homes. While David Seaman has proposed putting new trees back in their place, there is no replacing the shade and privacy of a dozen 20 plus year old trees with saplings that are only 4" around at chest height. This will lead to a huge lack of privacy that we currently enjoy both to the direct rear of our yard and to the new houses that would be behind 350 Ardagh. This will be especially true if the houses directly beside us is allowed to be built inside of our property boundaries. The entire new house would look directly into our backyard thus affecting our ability to enjoy our personal space, and the privacy of our pool.

5. The homes that would be built on the north side of Teck road, but directly behind us, would be looking directly into the back of my house, specifically my families kitchen, family room, outdoor deck and our master bedroom and master bath. The people who live there would also potentially be shining their headlights in to the back of my house at all hours. The same would also be true of the outdoor lights, whether they are general lighting, highlighting, or seasonal lights, on the new homes.

6. Snow removal: much like the garbage situation, snow removal would now have either private snow removal companies, or the city plows driving through our backyard at all hours of the day and night. Snow removal would also result in us having snow blowers from the private homes running in our backyard. Both the private citizen snow blowing, or the city plow could result in snow being blown into out back yard due to the decreased lot sizes that are being proposed. There is also the issue of if a plow does clear the street due to the location of the fence that is to separate my property from the new road, a plow clearing snow may result in snow being thrown into my backyard, or at the very least up against the fence that separates the properties. This will eventually lead to an increased decay of the fence, and any salt or brine that put down will end up in my backyard.

While I understand that development is going to happen, I think that this situation is greatly different from regular subdivision creation. The locations that are being considered for house and parking lot placements will greatly affect the quality of lives that my family, and our neighbours on Auburn Rd enjoy, our privacy, potentially our property values and our peaceful, quiet, secure living space. I understand that homes are built back to back all the time, they are not built back to front, or with other homes property lines so far offset from the neighbours that the house essentially ends up in the backyard.

I understand that this project is still a long way off from starting, and even longer from completion, but I know that the process has started with land severances already, and Im sure that the whole process will move quickly. I know that you have a great understanding of the developments that are occurring in your ward, but I wanted to bring this one directly to you as it has a direct effect on so many homes and home owners.

From the conversations that I have had with David Seaman, and the City of Barrie employees regarding this development, it has been made clear that in order for this to proceed there are numerous variances that need to be allowed. I would like to propose that if so many variances are needed to make a project work, then perhaps it is not the right project for the area.

Thank you for your time, consideration, and effort with this matter. Your understanding of our reservations in regards to this development are greatly appreciated.

If you require any further information, or clarification please do not hesitate to contact me.

Yours truly,

Dr. Sean Kohler