

Sent: Friday, April 10, 2015 10:29 AM

To: Dawn McAlpine

Subject: Rezoning Meeting for Monday night's Council Meeting 370 Big Bay Point Rd

In regards to 370 Big Bay Point Rd 37 Cluster Townhouses.

Please make note that in my absence of Monday nights meeting that as a resident of Big Bay Point Road I am firmly opposed to this Development. Although I feel I do not need my name or address discussed in Council I do feel my opposition and comments should be made know. As I have a Engineers Background and have worked in design and roads for over 25 years I feel this would not be in good taste or in the City's benefit to have such a development.

The residents of Big Bay Point who have lived in the area for some time have had to endure many changes in development that were not in the Official Plan when we purchased including 4 lanes from 2 and the road being reconstructed and closed numerous times and now heavy traffic flows extreme noise poluted streets and heavy snow removal.

This will bring a lower housing market to the area which we don't have affecting property values which we have endured already from the above mentioned. This puts heavy loads on the sewer and water system and traffic flows. The street are busy enough and the side streets are loaded. I can only assume there will be rear garages and this creates snow loading and garbage issues and many nightmares on City staff. I have been involved in many of these units in the GTA and they are moving away from them for these reasons. There will be no room for parking outside of the garages creating more issues for multiple cars therefore forcing residents to park in the adjacent plaza which also becomes a hang out similar to the unsafe conditions in the Allendale rec. centre area. The residents of Big Bay Point have been squeezed for a long time now by houses being revamped for commercial use. We have not been considered in how all these changes are affecting our investments. These changes were not in the works when I purchased over 15 years ago and nor have we had any say or invitation to Public Meetings. It's about time the City looked after the residents on Big Bay Point. There are not even any measures for traffic calming and the many set lights only add to the high speeds and dangerous conditions for residents entering and exiting there properties and the volumes of snow on the Blvd. that are a hazard to all of us. I believe it to be in the best interest of the residents and the City to turn down this rezoning and leave this as commercial property. Not to mention this should not have been allowed to stay vacant for so long. I strongly oppose to this development from a Engineering/Development, safety and estetics point of you. I have been of such developments that use there front yards like backyards putting fences and unsightly things in their yard this is not what we want as residents. We all have matured groomed single family homes that have assets I am asking you do not devalue our properties further. Thank you for considering my concerns.

C. Nolan, Concerned Resident.