

**From:** Phillip Sauer  
**Sent:** Friday, June 09, 2017 10:17 AM  
**To:** Edward Terry  
**Cc:** Sullivan Sauer  
**Subject:** PLN018-17 St. Vincent/Livingstone townhouse development

Good morning Mr. Terry,

Thanks for your time on this project. As it appears that the plan is going ahead as proposed, I don't know if there is any point in me again expressing my misgivings with this proposed project but I will try again.

I am very confused how traffic planning can suggest that with 27 units being built that only 14 and 9 total cars could possibly be going out of this development and 5 and 12 cars total could be going in during AM and PM peaks respectively. With 27 units, each with at least two (sorry, 1.5 cars) that is 55 cars all leaving and coming home during peak times. At minimum. Likely there will be three or four cars per home. Those people will not be using public transit to a great extent as observed from all of the mostly empty buses rolling around.

I can tell you that those buses do, in deed, sit at both of those stops for significantly longer than one or two minutes on a regular basis which blocks visibility and creates lane reductions in both directions on Livingstone. There are five lanes there, reduced to three at times due to the buses, traffic trying to access those three lanes from the commercial plaza (very busy during AM and PM peaks and otherwise as well due to restricted access and traffic), St. Vincent (two directions), Margaret, Livingstone and Meyer. All within 140 m of the intersection (Simcoe Maps - I checked). With the loss of visibility from buses, snow accumulation and the slight grade, people will be exiting and entering around those buses across blind lanes of traffic. There will be a significant increase in the hazard level in the area. The number of near miss events involving both pedestrians and cars (we are already crossing 5 lanes as pedestrians and people do not move as fast as cars which I can assure you are moving at greater than 50 km along those stretches of road) will increase greatly which can only result in more actual accidents. There may have 'only' been 50 accidents at that corner since 2011 but that will very likely drastically increase. There are continuous near misses - personal experience. The entrances/exits to both the townhomes and the commercial plaza will conflict and interfere with each other further reducing the effectiveness of traffic flow and increasing hazard levels.

Kids and motorists don't mix. It is a busy walking route and despite the report saying that school times and peak times don't conflict, that is bunk. People will be rushing out of there while kids are walking and neither will be paying attention. Hazard levels will increase. Again, it is an avoidable risk with some further planning.

When the commercial property kitty corner is developed, that will cause further problems and while it hasn't happened yet, you cannot ignore the fact that Midhurst will have an additional 2-5000 homes in the relatively near future and this will drastically increase traffic across St. Vincent. Planning must also look to the future.

I raised the point about snow on Livingstone but the review group missed the point. It isn't only the snow from those homes that I am concerned with but the snow from Livingstone itself. It is already a problem in the area as I have said. It greatly limits visibility at the Margaret St. intersection and in addition to the buses, it is a real hazard.

I am well aware that there is a previously existing approval for this site and it will go ahead in some form. But, please consider the density. It will affect traffic, it will reduce the safety of motorists and pedestrians in the area, it may (very likely) affect the enrollment numbers at two schools adversely, there will be no where for the snow to go, parking will be an issue, garbage may well be an issue.

It really feels like our concerns have been invalidated by people who don't live in the area and who have maybe observed the situation for 20 minutes or looked at a satellite photo. We live there. We know what happens there.

So again, thank you for your time. Please provide this project further consideration.

I have previously provided my contact information so if you wish to discuss this further or have any questions or comments, please feel free to contact me.

Best Regards,

Phil