

Comments Jan 29 Council

Ida/Eva 39T-TC-CDM2302 O3-23 Z31-23

1. Maas

RE: file 39T-TC-CDM2302 D. CHARABIN HOLDINGS INC ZONING BY LAW REQUEST

This email is regarding the proposed application file # 39T-TC-CDM2302 location west of Eva and Ida St, Dorchester. It is our hope that our elected council will work on our behalf to deny this request as the proposed application does not fit with the existing properties on Ida and Eva Street or the surrounding area. The township should be ensuring that any new development should be in line with the existing properties sizes and house styles.

With our property being affected the most by this development we are making a **formal request to oppose** the rezoning of the property to smaller sizes. With the proposed application our property will have 11 1/2 properties backing onto our lot which will significantly reduce our property value. We have consulted multiple real estate agents, and all have confirmed this will have a huge impact financially on our property.

Our kitchen, family room, bedroom windows and back deck are on the side in which the development is being built, the height of the buildings will have a detrimental impact and significantly reduce our privacy and the amount of sunlight our property receives. The reason we moved to Dorchester was to have a big lot in which your neighbors were not in your back yard!

The developer says they want to build these properties for retirees and young families, but retirees are not looking for homes with 3 floors for mobility reasons and young families with small children will also not want the stairs for safety reasons.

We have lived here for over 25 years and the property they want to build on has changed hands multiple times. It seems to be because every time a new owner gets a new land survey, they find that it is like quicksand and the added excavation costs to build motivates them to sell it. We mentioned this to the current owner at the town meeting and they responded that their survey said it was fine to build on as is. Most people that we had mentioned this to are shocked, either the surveyor is telling them what they want to hear, or the owner is not telling us the truth. This concerns us as to how the drainage will affect our property if they build as is. Although we have been told that we will not have to hook up to sewers with this development the cost to bring these services down our streets will end up being passed on to the property owners. This has been proven by similar situations in the town and it is not fair to the homeowners to have to take on these extra costs especially in a time where inflation is at its highest and people are struggling to make ends meet as it is.

There are so many cons to this development:

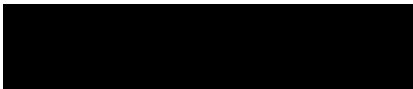
- being North of the river and only having one bridge for access to get to Hamilton Rd the additional traffic will be a nightmare. With the existing traffic it is often hard to turn from Minnie St onto Catherine St to get to Dorchester Rd.

- If there is a train on Minnie St, it will impact the flow of traffic in all directions, Minnie St, Catherine St and Dorchester Rd. There have been multiple times that it holds up traffic on Dorchester Rd turning onto Catherine St as there is a line of cars waiting to turn onto Minnie St which backs up to the stop sign and people are not able to go around.
- As there are many children living nearby, and no sidewalks, the additional volume of cars coming in and out would, in my opinion, make the area far more dangerous for pedestrians, especially young children
- the construction vehicles alone that will be travelling up and down our small streets will be an inconvenience to the existing homeowners and dangerous for the small children that play on our streets
- our schools are understaffed for the current community children as it is and do not have the capacity to have more children
- The community is growing so fast and the town does not have the infrastructure to support these changes (ie water tower / roads)
- crime rates will increase more with larger subdivisions, we have already seen this happen over the last few years, and we do not have the police support for the growth of the community
- There are no transportation services in the community to support individuals getting around town

We imagine you will receive several similar objections from other residents living in the area and we trust and plead with you to refuse this application on the basis that it does not fit with the existing residential area.

We respectfully request notification of any further actions or decision made by Town Council respecting this matter.

John and Jeanette Maas



2. Roberston/ Blair

The residents of [REDACTED] are OPPOSED to 39TCDM2302.

Trish Robertson

Doug Blair

The residents of [REDACTED] are OPPOSED to 39TTCCDM2302.

Trish Robertson

Doug Blair

The residents of [REDACTED] are OPPOSED to (03-23)

Trish Robertson

Doug Blair

The residents of [REDACTED] are OPPOSED to (Z31-23)

Trish Robertson

Doug Blair

3. Gilbert

Dear Mr. Bancroft and Council,

I am writing you today to remind you of my concerns about development north of the river in Dorchester. In addition to my concerns with the large Auburn proposal, I am equally concerned with the two proposals to be discussed at the January 29th council meeting.

In particular, because it is so close to my home, the proposal for the end of Eva/Ida street greatly concerns me. I have been advocating for some time that Ida Street should remain a dead end street, and I'm sure the residents on Eva feel the same way. You have all heard my concerns with extending the street, and I hope it has helped shape future amendments to the proposed Auburn plan. Given the Eva/Ida proposal is asking to also extend Ida street, I will ask you again to push back on the developer. Additionally, what the developer is proposing is not in line with the current zoning for the property. I am deeply concerned that allowing the zoning to be changed to allow townhomes and stacked townhomes is so far outside the characteristics of the current neighbourhood that it will in all likelihood further reduce the property values of the surrounding home owners.

Finally, with all the land on the North side of the river starting to gain more attention for development, I would think Thames Centre staff and Council would be looking at these developments on a consolidated basis instead of each individually. In particular a traffic study showing future traffic patterns as a result of the Auburn, North Street, & Eva/Ida Street proposed developments is a minimum of what is needed to even consider any proposals. What I would hate to see if one or more of these developments get green lit, and then avoidable problems come up as a result of poor/lack of information. Need I remind you that we have one bridge crossing, and a rail line that runs 28 freight trains a day (plus via trains). This is a major problem that is being overlooked by the developers and needs to be addressed to the satisfaction of not only council but the existing residents.

I will close by saying, I hope council lives up to the recently released Strategic Plan, and the particular section that notes "smart planning decisions to grow the community, while maintaining a 'hometown

feel". I ask, how will growing the population of Dorchester by 50% through the current approved developments (Boardwalk & Sifton) plus the proposed developments north of the river help maintain a 'hometown feel'? Are we building new hockey rinks, ball diamonds, soccer fields, schools, hiring full time firefighters, growing our contract with the OPP, gaining access to more water, creating a new dump, expanding our waste water plant, etc etc. With such an influx of population, there is no way for the amenities of living in Dorchester to scale at the pace of population growth. If the developers want to come into this town, and reap the profits of developing these properties, it shouldn't be at the expense, the reduction in home equity, or the loss of quality of life of the current residents.

As always, I'm open to any questions you may have. I'd also be happy to meet with any of you who wish to come out to Ida Street and see for yourself what the marshy property to the west of me is like, I just recommend bringing knee high rubber boots.

Best Regards,

Darren Gilbert



4. Martin

Hi

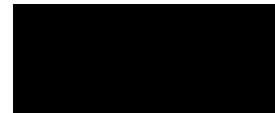
This email is to advise our opposition for the Rezone application to have R3 sites reduced in size.

This is also a formal request to have the townhouses planned be moved somewhere else in the building plan so they are not adjacent to existing homes.

The townhomes are not in line with the existing homes on Eva and Ida - the builder should be putting them somewhere else in the plan that is not near existing homes. Having the townhomes near existing homes will significantly devalue the existing properties.

The township needs to ensure that any new building is in line with the existing properties size and homestyle.

Kevin/KellyMartin



5. Hewer

Your Name (first and last)

Mary Anne Hewer

Address

[REDACTED]
City/Town

[REDACTED]
Postal Code

[REDACTED]
Email Address

[REDACTED]
Telephone Number

[REDACTED]
Are you a...(select all that apply)?

Resident

Which staff or departments were involved?

Comment concerning the Eva Street extension.

What type of contact or interaction did you have (select all that apply)?

Telephone Conversation

Provide details of your complaint.

I have lived on Eva ST. for 50 years. When we moved here there was a terrible odor, there was a sub floor in the basement, when we removed it there was a lot of stale water and the floor was cracked down the length of the floor. The basement was so wet all the time we had to wear boots to go down there.

When we got it fixed they said they had never seen so much water under a house.

We later learned these houses were built on a swamp.

In 1992 they extended the street when they got in front of my laneway there was a water spout that took nearly a week to cap.

We had to sue the neighbors on the [REDACTED],

the ones before the one that is there now because they have to have a hose that they would run the water from one of their sub pumps in our yard. There has been four families in that house and they would run the hose in the front yard over the side walk.

I am also aware of many other houses on the street with water problems.

We have spent money getting our septic system retiled and I do not have money for a sewer system and I don't know of any one with \$25,000.00 sitting around to pay for them.

Where did it happen?

I had called because I am unable to attend the meeting Thursday Dec. 7 2023.

I was advised to send a e mail and I could not find a section for comments on the meeting so I used this page

Notice of Collection

Yes

Comments received after Jan 29 Council (to date)

- 1. Gilbert - comments attached**
- 2. Maas- comments attached**

Marc Bancroft

From: Darren Gilbert <[REDACTED]>
Sent: Friday, April 19, 2024 11:24 AM
To: Sharron McMillan; Michelle Smibert; Thomas Heeman; Danielle Lockie; Chantel Therrien; Marc Bancroft; David Barrick
Subject: Proposed Plan of Condominium 39T-TC-CDM2302 (Eva/Ida Street Proposed Development)

CAUTION: This email originated from outside of the Thames Centre email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Dear Mayor, Council, and Staff,

I am writing you voice my opposition to the Proposed Plan of Condominium 39T-TC-CDM2302, also known as the Proposed Ida Street and Eva Street development.

It's my understanding that following the Public Open House and the Council meeting on January 29, 2024 that Director Bancroft was instructed to proceed with a report to present at a future Council meeting for a decision relating to the proposed Ida Street and Eve Street development. It is also my understanding that all public input from both the open house and the council meeting has been recorded and documented and Director Bancroft's report will provide answers to the concerns and questions that have been raised.

While I was unable to attend the open house, I was at the Council meeting on January 29, 2024 and along with many other residents we demonstrated our opposition to the proposal. I left the meeting, feeling optimistic that Council had heard our concerns. Council asked excellent questions and made follow up comments related to traffic studies, types of housing not matching the local neighbourhood, cost to be borne by the municipality for infrastructure, density being too high, building height being too high, water levels, etc.

Below I have outlined some of the major concerns I have on the proposal:

Type of Housing:

The proposal outlines ELEVEN 3-story dwellings with a total of 61 units, and an additional TWO 2-story dwellings with a total 44 units. These types of housing units do not remotely come close to any type of housing in the surrounding neighborhood. Currently Ida and Eva Streets (also Clara, Minnie, and Marion) are lined with single family homes on large lots. Both Ida and Eva are dead end streets, with minimal traffic aside from residents on those streets. These types of buildings will provide stadium seating with full 2nd and 3rd story views into existing backyards, increase traffic by more than 400% and completely alter the character of the existing neighbourhood (many of these residents have lived here for 20 years or more).

For medium density development to be approved, it's my understanding that it would have to meet the following criteria:

1. Frontage onto an arterial road (does not meet)
2. Abutting major public parks (does not meet)
3. Abutting major commercial lands (does not meet)
4. Greater than 2 hectares in size (meets, but if you discount the wooded area on the west area of the development, this also does not meet \)

Traffic:

The Traffic Impact Brief was completed in November of 2022. This traffic brief notes that it has considered the proposed development to include 71 townhomes. This information is incorrect, according to the plans, the development is proposing 61 townhomes, plus an additional 44 stacked townhome units. This equates to an increase of almost 50% in housing units when compared to the information used for the traffic brief. Secondly, this traffic brief does not take into account any of the following:

1. Other proposed developments on the north side of the river (i.e. Auburn's Proposal, the North Street Proposal) and the impact the combined developments will have on the traffic patterns.
2. The impact of traffic on the intersection of Catherine and Minnie Street, with also includes the rail crossing.
3. The impact of traffic at the North end of Dorchester Road, specifically from Hamilton Road to Catherine Street.
4. The report assumes the "trips per unit" of less than 1 per household per day however I challenge this assumption and would consider it low given rural worker demographics as there is very little public transit, within a reasonable walking distance from these developments, so all the residents will be reliant on personal vehicles.
5. The sight line analysis is flawed, in particular for the Ida Street proposed extension. Traffic turning from Ida onto Clara is has their sight line impaired by the road headed up hill to the north on Clara Street. With current traffic levels this is a risk, but with elevated traffic levels (and the high rate of speed used on Clara) this is a major risk that needs to be addressed.

As a result of these factors, I ask that a more comprehensive report be completed accounting for all possible development scenarios currently in proposal and/or approved, plus those that are likely to occur in the next 10 years.

One more point on traffic. Councilor Heeman suggested that instead of extending Eva and Ida, traffic could exit by way of an existing road allowance from the west end of Minnie. While this doesn't help with density, property height, neighbourhood characteristics, etc, it could help with traffic.

Cost to the Municipality

Prior to any kind of decision being made on this or any other proposal, the municipality should release a full budget for all capital projects that will occur as a result of any new housing on the north side of the river in Dorchester. Comments from Director Bancroft mentioned that budgeted development charges will cover only 95% of the capital project costs, leaving the final 5% to be covered by the municipality.

I ask, when were these costs budgeted and have they taken into account inflated future costs? With development fees capped and unable to keep pace with inflation, is it expected that the municipality could be on the hook for more than the 5%? Finally, with developers being FOR PROFIT, why should the municipality be expected to contribute any funds towards these costs? In the spirit of transparency I'd like to see the budget released and to be clearly communicated to all residents of Thames Centre so they are fully aware of any municipal dollars that will be spent as a result of any development north of the river in Dorchester.

Water Level Concerns

As you all know, the proposed development is situated on lands with a high-water table. All of the homes in the surrounding area have basement sump-pumps that regularly pump water away at all times of the year. Personally speaking, my sump-pump runs at a minimum of every two minutes even in the dryer periods. I question why this developer doesn't feel water to be a concern while all other developers in the past have ultimately moved on from this project as a result of their water studies?

Environmental Impact Study ("EIS")/Natural Heritage Designation

Looking through the proposal documents, I note that there is one glaring omission from the information provided. I was unable to locate the Environmental Impact Study, which from my knowledge, is a requirement for any draft plan approval. Has this been completed, and if so, can it be posted on the Thames Centre website along with any other potential missing information? If this study hasn't been completed, my ask is for Council to make this a requirement prior to any consideration for draft plan approval.

Additionally, I believe the property does have a natural heritage designation as noted on the Thames Centre Planning Maps. This makes the requirement for the EIS even more pressing.

Other Considerations

I understand the Council is looking for different housing options for Thames Centre. I wish to draw to your attention the already approved plans for the medium density/multi res developments in Boardwalk and Sifton. These developments will have a wide range of housing options and given they are already approved, it would be prudent for Council to monitor the demand for those options before moving forward with any additional approvals.

Additionally, the north side of the river in Dorchester has very little commercial. Aside from the small M&M Meats Kiosk in the Home Hardware, all amenities are located on the south side of the river. Why would Council look at add Medium Density Housing in this area?

Thank you all for taking the time to read this letter. As always, I'm happy to host any of you to come out and walk the site with me. I'd be happy to discuss further in person.

Kind Regards,

Darren Gilbert

[REDACTED]

[REDACTED]

Marc Bancroft

From: Maas, Jeanette C <[REDACTED]>
Sent: May 13, 2024 12:03 PM
To: Comments
Cc: 'JEANETTE MAAS'
Subject: RE: file 39T-TC-CDM2302 D. CHARABIN HOLDINGS INC ZONING BY LAW REQUEST

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the Thames Centre email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good Morning Thames Centre Council

We are sending this second email to again **oppose** the development at the end of Ida St and Eva St. We would like to thank Sharron McMillan for visiting our neighbors and listening to our concerns about the potential development. Being a resident of Dorchester since 1997 we have enjoyed the small town living, this is the reason we moved here to raise our children, less traffic on the streets, smaller schools, less crime, bigger lots so your neighbor wasn't breathing down your neck. It is really sad to see all the development plans that are taking up every inch of the farmers' fields that help make this small town feel like a community.

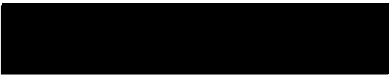
We are making this plea to consider the impact these developments will affect our community and change the dynamics of this bedroom community we are known for. If we are going to expand I ask that it be housing that fits the existing neighborhoods. Especially on the North side of the river that has no amenities to support the growth. Our road structure does not support the amount of increased traffic flow, only having one bridge for traffic to access main amenities does not support the increase of traffic. Children currently play on the streets as traffic is minimal, taking hikes in the fields beside us as there are no parks on this side to for them to play in. Imagine building all these condos and stacked housing, where are these children to play safely? Not to mention the wild life that currently lives in the treed area directly beside us. We enjoy seeing the different types of birds that live in these trees, watching the squirrels playing and jumping from tree to tree. If we take all this space from them where will they live? We currently see the deer, foxes and other wild animals rooming the streets now as we continue to push them out of their natural habitat. As for the additional fees that come along with these big developments, why is it fair to push these costs back to the people that are not asking for them? The big developers are making all the money and probably receiving many grants to cover their costs but what about the people? Especially now when interest rates are at a high and people are struggling to pay bills / housing costs and putting food on their table and the municipality expects the community to pick up these costs? We pay enough fees on our taxes and water bill that are suppose to support upgrades for the future. But instead it's added to the homeowner's financial burden that some may have to sell their house and try to find something more affordable which is highly unlikely. Not to mention with developments like the proposed one being discussed have an impact on the value of our properties. We currently had a house on our street that had to sell for \$100K less than the initial asking price due to the potential development at the end of our street. Every person that came to look at this house made their way to the end of the street where the sign is posted and questioned what was happening here? The main reason they were looking at this area was because of the dead end streets, low traffic and country like lifestyle.

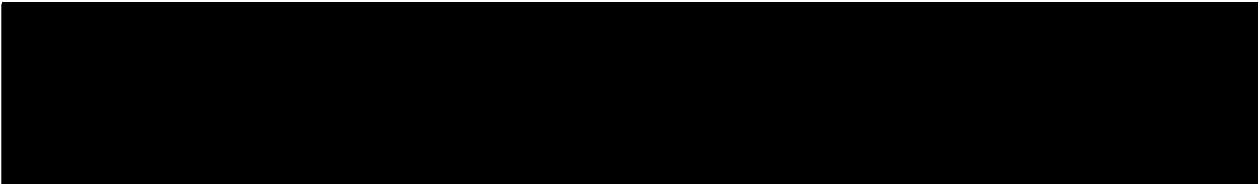
As the home owner that will have the biggest impact by this development I ask that you please think about what a small community is and what brought you to this town. How would you like to have 12 – 3 story walk ups looking into your windows and back yard? If you are looking at growing the community for retirees than 3 storey walk ups are not the appropriate dwelling type. We also have concerns the developers have said that property is ready to build on as is and have been told by multiple people that the land is not buildable as is without considerable excavating and backfilling. You can see from our property it drops 6 - 8 feet and is swampy.

Please think of the safety for the children that play on these streets and the individuals that go for walks to enjoy the country living. With no sidewalks the increased traffic that these new developments will bring will be very dangerous to many.

PLEASE PLEASE PLEASE help keep our small community a small community!! Please work for the people and not the big developers.

Thank you for your consideration to our request and we trust that you will work for the people.

John and Jeanette Maas



Pronouns: she/her/hers

Internal

From: Maas, Jeanette C

Sent: Sunday, January 21, 2024 8:40 PM

To: comments@thamescentre.on.ca

Cc: JEANETTE MAAS 

Subject: file 39T-TC-CDM2302 D. CHARABIN HOLDINGS INC ZONING BY LAW REQUEST

RE: file 39T-TC-CDM2302 D. CHARABIN HOLDINGS INC ZONING BY LAW REQUEST

This email is regarding the proposed application file # 39T-TC-CDM2302 location west of Eva and Ida St, Dorchester. It is our hope that our elected council will work on our behalf to deny this request as the proposed application does not fit with the existing properties on Ida and Eva Street or the surrounding area. The township should be ensuring that any new development should be in line with the existing properties sizes and house styles.

With our property being affected the most by this development we are making a **formal request to oppose** the rezoning of the property to smaller sizes. With the proposed application our property will have 11 1/2 properties backing onto our lot which will significantly reduce our property value. We have consulted multiple real estate agents, and all have confirmed this will have a huge impact financially on our property.

Our kitchen, family room, bedroom windows and back deck are on the side in which the development is being built, the height of the buildings will have a detrimental impact and significantly reduce our privacy and the amount of sunlight our property receives. The reason we moved to Dorchester was to have a big lot in which your neighbors were not in your back yard!

The developer says they want to build these properties for retirees and young families, but retirees are not looking for homes with 3 floors for mobility reasons and young families with small children will also not want the stairs for safety reasons.

We have lived here for over 25 years and the property they want to build on has changed hands multiple times. It seems to be because every time a new owner gets a new land survey, they find that it is like quicksand and the added excavation costs to build motivates them to sell it. We mentioned this to the current owner at the town meeting and they responded that their survey said it was fine to build on as is. Most people that we had mentioned this to are shocked, either the surveyor is telling them what they want to hear, or the owner is not telling us the truth. This concerns us as to how the drainage will affect our property if they build as is.

Although we have been told that we will not have to hook up to sewers with this development the cost to bring these services down our streets will end up being passed on to the property owners. This has been proven by similar situations in the town and it is not fair to the homeowners to have to take on these extra costs especially in a time where inflation is at its highest and people are struggling to make ends meet as it is.



There are so many cons to this development:

- being North of the river and only having one bridge for access to get to Hamilton Rd the additional traffic will be a nightmare. With the existing traffic it is often hard to turn from Minnie St onto Catherine St to get to Dorchester Rd.
- If there is a train on Minnie St, it will impact the flow of traffic in all directions, Minnie St, Catherine St and Dorchester Rd. There have been multiple times that it holds up traffic on Dorchester Rd turning onto Catherine St as there is a line of cars waiting to turn onto Minnie St which backs up to the stop sign and people are not able to go around.
- As there are many children living nearby, and no sidewalks, the additional volume of cars coming in and out would, in my opinion, make the area far more dangerous for pedestrians, especially young children
- the construction vehicles alone that will be travelling up and down our small streets will be an inconvenience to the existing homeowners and dangerous for the small children that play on our streets
- our schools are understaffed for the current community children as it is and do not have the capacity to have more children
- The community is growing so fast and the town does not have the infrastructure to support these changes (ie water tower / roads)
- crime rates will increase more with larger subdivisions, we have already seen this happen over the last few years, and we do not have the police support for the growth of the community
- There are no transportation services in the community to support individuals getting around town

We imagine you will receive several similar objections from other residents living in the area and we trust and plead with you to refuse this application on the basis that it does not fit with the existing residential area.

We respectfully request notification of any further actions or decision made by Town Council respecting this matter.

John and Jeanette Maas

Pronouns: she/her/hers

Internal

If you wish to unsubscribe from receiving commercial electronic messages from TD Bank Group, please click [here](#) or go to the following web address: www.td.com/tdoptout
Si vous souhaitez vous désabonner des messages électroniques de nature commerciale envoyés par Groupe Banque TD veuillez cliquer [ici](#) ou vous rendre à l'adresse www.td.com/tddesab

NOTICE: Confidential message which may be privileged. Unauthorized use/disclosure prohibited. If received in error, please go to www.td.com/legal for instructions.

AVIS : Message confidentiel dont le contenu peut être privilégié. Utilisation/divulgateion interdites sans permission. Si reçu par erreur, prière d'aller au www.td.com/francais/avis_juridique pour des instructions.